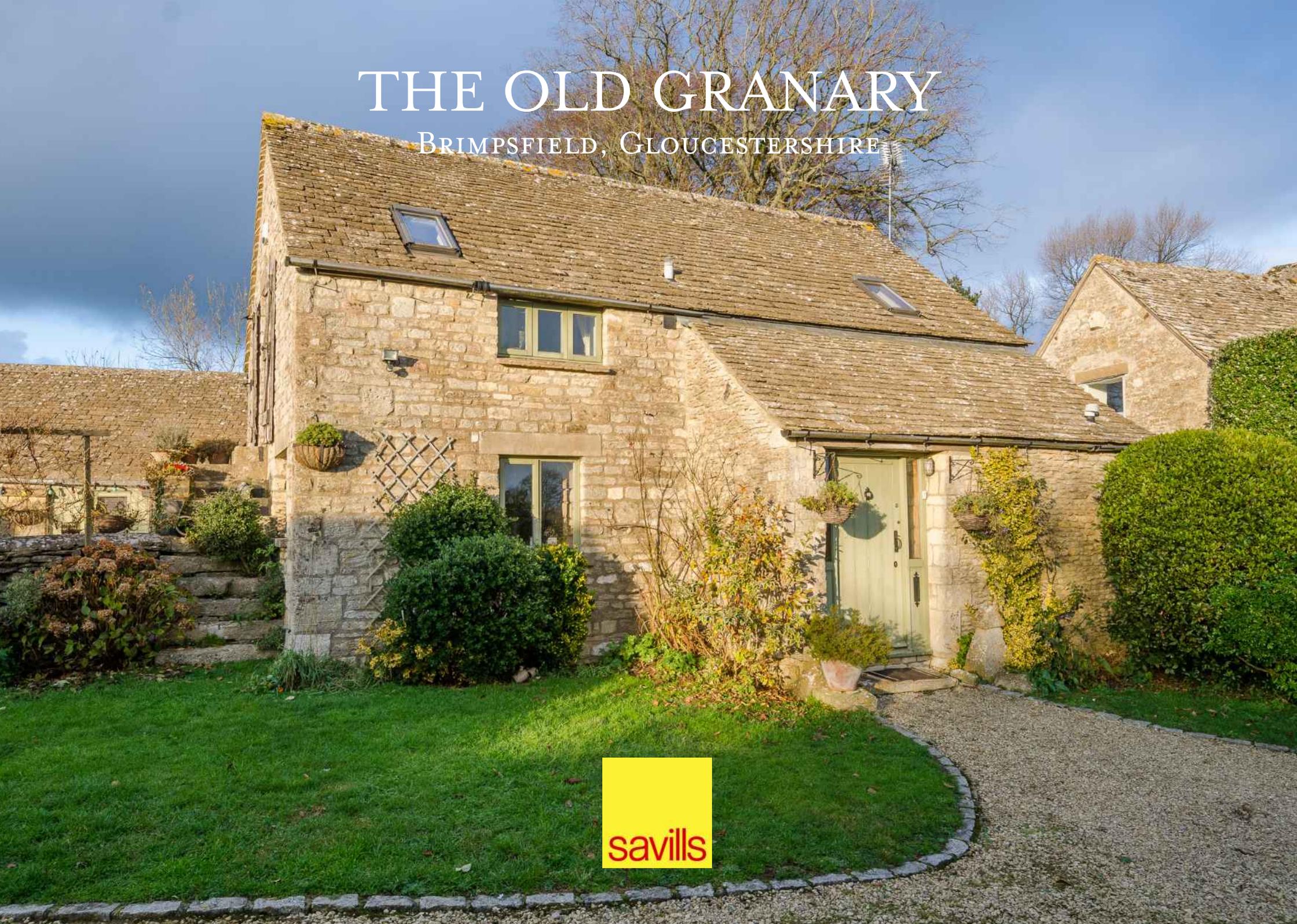


THE OLD GRANARY

BRIMPSFIELD, GLOUCESTERSHIRE



THE OLD GRANARY

BRIMPSFIELD, NR CHELTENHAM

A well planned barn conversion occupying a prominent position in the village.

- Cheltenham 7 miles • Cirencester 10 miles
 - Kemble 13 miles (London Paddington in 75 minutes),
 - M4 (J17) 27 miles • Bristol 43 miles
- (all mileages and times are approximate)

Positioned on the edge of this delightful village, The Old Granary is an appealing converted barn built of Cotswold stone, under a stone tiled roof and is full of character. The accommodation comprises an entrance hall off which is the stunning and well sized reception room with its exposed beams and beautiful stone fireplace. Leading from here is a traditional kitchen/breakfast room with a range of eye and base level units, tiled flooring, vaulted ceilings, aga and doors leading to the garden. The first floor is made up of a wonderful master bedroom and adjoining bathroom with vaulted ceilings, beautiful wood flooring and exposed beams whilst double doors lead to a stone stairways down to the garden at the front of the house. A further two double bedrooms and bathroom can be found on the ground floor. A five bar gate leads onto a gravel driveway which has parking for several cars to the front of the house. Flanked by natural stone walls and with a southerly aspect the garden is very private with a range of raised borers and mature trees and shrubs. Of particular note is the seating area accessed just off the kitchen which is ideal for alfresco dining. There are two useful garden stores, ideal for storage.



SITUATION

Brimpsfield is an unspoilt Cotswold village surrounded by glorious countryside and yet extremely convenient for a number of major centres. The A419/417 is less than a mile away and provides dual access to junction 16 of the M4 (about 27 miles). In the opposite direction is junction 11A of the M5 which connects to the south west and the Midlands. The nearby Fosseway gives excellent north/south access and intercity trains to London Paddington run from Swindon or Kemble, taking from 55 and 75 minutes respectively.

The village is in an Area of Outstanding Natural Beauty and is principally made up of period houses and cottages. The countryside surrounding the village offers a wonderful selection of walks and rides along a network of footpaths, bridleways and byways. There is a good community spirit in the village and a number of organised events take place throughout the year. Everyday facilities can be found in the historic market town of Cirencester which is about ten miles away. Apart from a very good range of shops and services, the town provides a relatively new leisure centre, a hospital and a wide range of clubs and societies. The splendid Regency town of Cheltenham is about seven miles away and is made up of elegant garden squares with the promenade being at its heart.

There is a wide range of sporting and leisure facilities found locally. These include golf at Cirencester and Cheltenham, polo at Cirencester Park and Longdole, racing at Cheltenham, sailing and other water sports at the Cotswold Water Park, shooting and fishing with local syndicates, gliding at Aston Down and rugby at Cirencester Rugby Club. There are theatres in Cheltenham which is also well known for its exceptional shopping and the large number of festivals that take place there throughout the year, including the Cheltenham Literary Festival.

DIRECTIONS

From Cirencester head North on the A417 towards Cheltenham. At the end of the dual carriageway and at the roundabout take the first exit signposted 'Brimpsfield'. Continue down the lane and into the village. At the 'T' junction opposite the memorial, turn right and The Old Granary is the first property on the left hand side.

Tenure: Freehold

Services: Mains water, electricity and drainage

Local Authority: Gloucestershire County Council

Postal Address: GL4 8LD

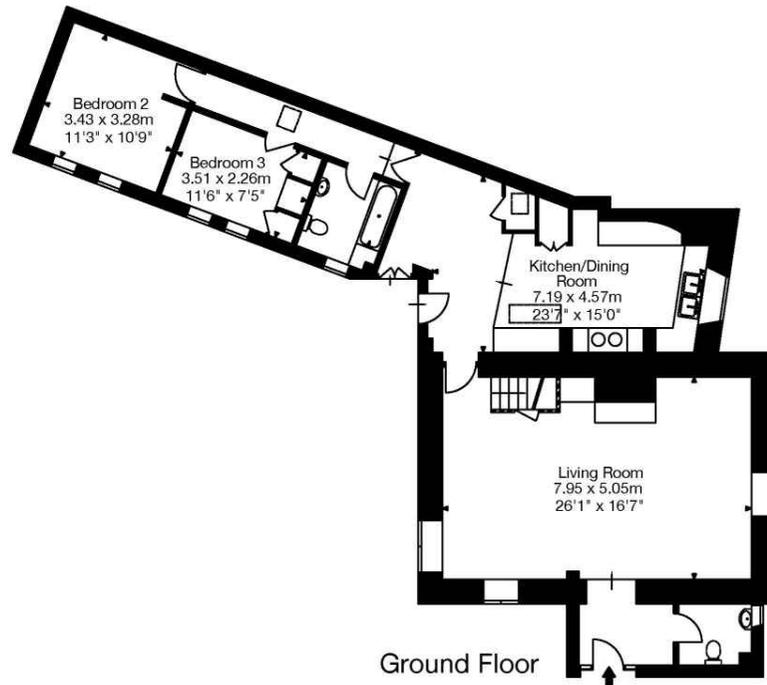
VIEWINGS

Strictly by appointment with Savills.



The Old Granary, Brimpsfield,
Nr. Cheltenham GL4 8LD
Approx. Gross Internal Area
1705 Sq Ft - 158 Sq M

Stores
Approx. Gross Internal Area
151 Sq Ft - 14 Sq M



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	8
Not energy efficient - higher running costs	

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DATESTAMP

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