

# BARLEY HOUSE

WESTONBIRT • TETBURY • GLOUCESTERSHIRE







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Tetbury 3 miles • Malmesbury 5 miles • Kemble train station 10 miles • Cirencester 13 miles • Bath 24 miles  
(All distances are approximate)

A splendid and very comfortable family home  
in a prime part of the Cotswolds.

Entrance Hall | Kitchen/Breakfast Room | Double Drawing Room | Sitting Room  
4/5 Bedrooms (all en suite) | Utility/Boot Room

Landscaped Garden | Walled Courtyard | Off-street Parking



Savills Cirencester  
1 Castle Street, Market Place  
Cirencester, Gloucestershire  
GL7 1QD  
acoaker@savills.com  
01285 627550







## Description

Originally part of the Holford Estate, Barley House is now a very comfortable family home having been created from two individual cottages. Great flair and imagination has been used to create a home providing generous living space in a completely refurbished, newly built interior, including wall and roof insulation and new double glazed windows throughout. The house also benefits from solar panels which feed into the grid and receive regular feed-in payments (15 years remaining) There is a high standard of appointment throughout, particularly in the kitchen and bathrooms. There are also oak and limestone floors as well as solid oak thumb catches on the ledged and braced doors upstairs, some of which have been retained from the original cottages.

Situated partway down a private lane, the property is approached through double doors into a paved courtyard leading to a stone entrance porch. The entrance hall has a limestone floor, and a window which overlooks the garden and a spacious cloakroom to one side.

Adjacent is the double reception room, a superb entertaining room capable of being used in a number of different ways. There are two fireplaces, one with a wood burning stove, and a part glazed door leading to the rear garden. The main staircase leads up to the first floor.

To the front of the house, in what was originally a double garage for steam tractors, is the superb kitchen/breakfast room, off which is the utility/boot room. The kitchen, handmade by a local craftsman, is extensively fitted and includes a walk-in larder cupboard, Everhot range, two ring gas hob, granite worktops and plenty of storage



cupboards. There is a slate floor, glazed double doors to the courtyard and a bespoke secondary staircase. On the opposite side of the entrance hall is a cosy sitting room with a woodburner and a door that leads out to the garden. This room could also be used as an occasional bedroom as there is an adjoining bathroom. All of the four principal bedrooms have en suite bathrooms or shower rooms and the main bedroom has a walk-in closet. There is also a study area on the landing, built-in cupboards and exposed ceiling timbers in all bedrooms.

Externally there is an attractive and mature garden to the rear which is partly enclosed by stone walling. As well as the lawned area, there are flower and rose borders as well as lavender beds. To the front of the house is a gravelled parking area from which a door opens into the lovely courtyard. Totally enclosed, the courtyard is a real sun trap and a perfect place for al fresco dining as the kitchen opens directly onto it. All rooms are well supplied with ample double sockets (separate 5 am circuits in the drawing room), TV points, telephone and CAT5 sockets.

## Situation

Westonbirt is a charming village situated in the south of the Cotswolds and within a Conservation Area. In addition to the school and hotel, there is also the National Arboretum with 15,000 specimen trees. The nearest town is Tetbury, a popular and traditional market town well known for its 17th and 18th Century architecture. Although the town is noted for its antique shops there are a wide range of everyday shops, exclusive boutiques, restaurants, cafes as well as two supermarkets. The larger centres of Cirencester and Bath are 13 and 22 miles away respectively and provide a more extensive range of shopping and recreational facilities.

Recreational pursuits include golf in the village and also at Minchinhampton; sailing at the Cotswold Water Park; swimming and gymnasium at the Westonbirt Sports Hall, motor racing at the Castle Combe circuit and polo at the nearby Beaufort Polo Club. There are a range of annual festivals in Bath, Bristol and Cheltenham. The property is conveniently located with access to the M4 at Junctions 17 and 18 which provide easy access to London as well as Bristol where it links with the M5. There is also a regular rail service to London Paddington from Kemble or Chippenham, both around ten miles away. Westonbirt School is less than a mile away. Other highly regarded schools within convenient driving distance include Beaudesert Park Preparatory School, St Mary's Calne, Marlborough College, Wycliffe College as well as the schools and colleges in Cheltenham, Oxford and Bath.





### Directions (GL8 8QH)

From Tetbury take the A344 Bath Road towards Didmarton. After about 2 miles turn left immediately before the Hare and Hounds. Take the 3rd drive on the right and Barley House is found after a short distance on the left.

### Tenure

Freehold.

### Services

Mains electric, oil fired central heating, private water supply and drainage.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester. 01285 64364

### Fixtures and Fittings

Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

### Viewings

Strictly by appointment with Savills.

### Agents Note

We wish to make any prospective purchasers aware that the vendor of this property is an employee of Savills.





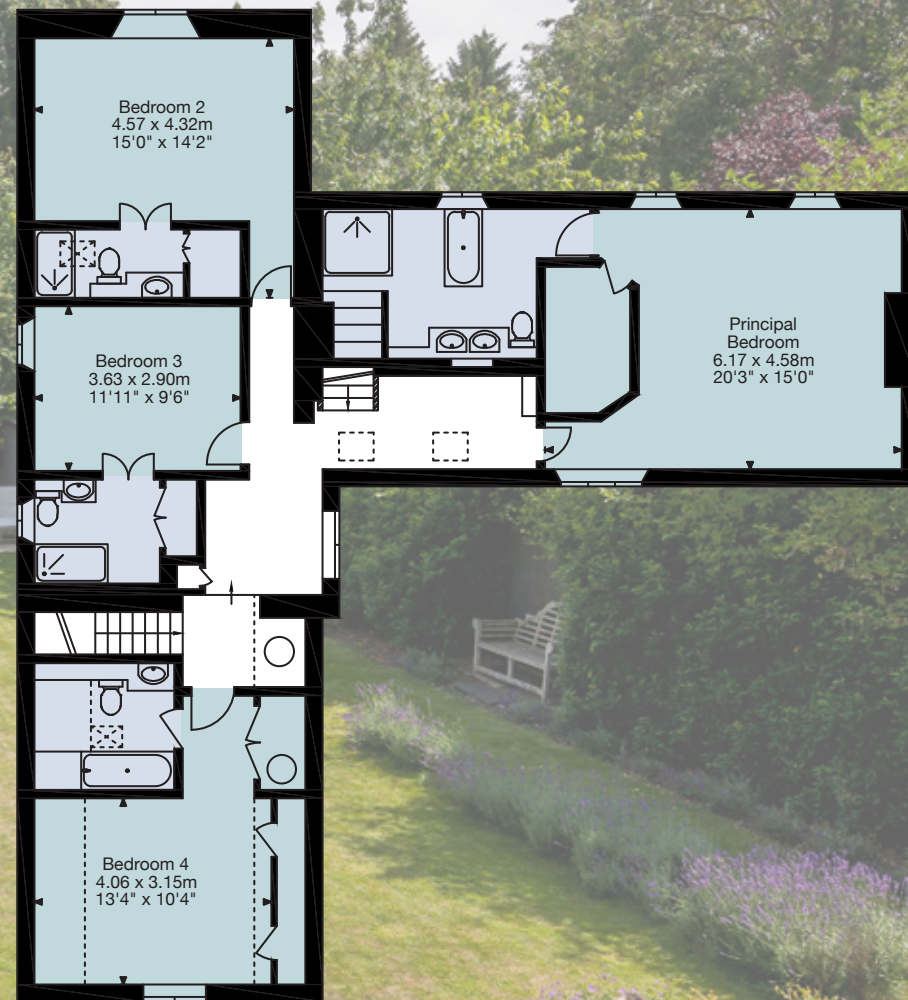
**Barley House, Easton Grey Road, Westonbirt, Tetbury, Cotswold, Gloucestershire GL8 8QH**

**Gross internal area (approx)**

**Total Area** 284 sq m/3,059 sq ft



Ground Floor



First Floor

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