

THRESHING BARN

STRATTON • CIRENCESTER • GLOUCESTERSHIRE



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Cirencester 1.5 miles • Kemble 6 miles (London Paddington in approximately 85 minutes)
 Cheltenham 14 miles • Gloucester 17 miles • Swindon 18 miles (London Paddington in approximately 55 minutes)
 London 95 miles
 (All distances are approximate)

Tucked away beyond the fringe of the town, an
 impressive barn conversion set in a wonderful garden
 adjacent to open countryside

Entrance Hall | Cloak/Shower Room | Drawing Room | Dining Room | Family Room
 Study | Kitchen/Breakfast Room | Store Rooms

4 Bedrooms | 3 Bath/Shower rooms (2 en suite) | Separate Guest Annexe

Double Garage | Extensive Garden and Grounds | Private Parking

In all about 1 acre



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Situation

The Roman town of Cirencester is often referred to as the Capital of the Cotswolds and, being at the intersection of the Fosse Way and Ermin Way, it is extremely accessible, with virtual dual carriageway access to both the M4 at Swindon and the M5 at Gloucester. There is a fast and regular Great Western train service from Kemble to London Paddington which takes approximately 75 minutes. There is also a very frequent rail service from Swindon to London Paddington which takes about 55 minutes.

Shopping in Cirencester is highly regarded, and off the main streets there are many interesting back lanes with specialist shops; Black Jack Street is a prime example. There are two major supermarkets and The Market Place hosts a twice weekly market and a Farmers’ Market every other Saturday. Sporting opportunities include the Cirencester Tennis Club which is based in the Park together with a cricket club, an open air swimming pool, football and rugby clubs for all ages and the Cotswold Leisure Centre with covered swimming pool. Slightly further away there is golf at Cirencester Golf Club and sailing at the Cotswold Water Park. The Barn Theatre offers first class productions throughout the year,

There are an excellent range of schools in the area, both state and private. Those in the private sector include Hatherop Castle School, Rendcomb College, Pinewood and Beadesert Park School at Minchinhampton. There are also the schools and colleges in Cheltenham.



Description

The Threshing Barn forms one of four distinct and individual barns originally being part of Grange Farm and probably dating back to the late 17th century. Situated on the north fringe of the town, the property partly borders open farmland being part of the Bathurst Estate. As such there are numerous footpaths across the surrounding countryside as well as one leading directly to the centre of town.

Converted in the mid 1990’s this Grade II Listed barn is a very interesting property which provides nearly 4,000 square feet of versatile living space. Consequently there is very good entertaining space which is enhanced by many period features. The barn is complemented by a delightful garden and there is the added advantage of a separate, self contained guest suite above the garage. Internally the property provides for a through reception hall having front and rear doors as well as space for less formal dining. Off the hall is a cloakroom with shower. An inner hall leads to the splendid drawing room, an exceptional entertaining room with panelled walls, herringbone oak flooring and a dressed stone fireplace with wood burning stove. Access to a side vestibule with an ante room suitable for use in storing wine, logs, garden furniture etc. Also off the inner hall is a study and an impressive, vaulted family room with exposed timbers and full width, fitted bookshelves. On the garden side is the formal dining room and kitchen/breakfast

room with gas Aga and pantry. A large store room completes the downstairs accommodation and is of a size that could be put to a number of different uses

On the first floor and approached off the main landing are three bedrooms, one of which has an en suite bathroom. The other two being fitted with wardrobes. A second staircase rises to the guest bedroom, a lovely room with exposed timbers and an adjoining bathroom.

Outside and across the parking area is the double garage with two sets of double doors. A part glazed side door opens into a staircase which leads up to a guest suite with sitting area, bedroom, kitchenette and shower room with wc. The space would be perfect for home use working should one want to be separate from the main house.

The grounds and gardens are a particular feature of the property and provide an idyllic setting for the house. An area of lawn to the front of the house is divided from the parking area by a pleached hornbeam hedge and on the other side a stone loggia and dining pavilion with power connected, perfect for entertaining. A Magnolia tree and formal flower borders create colour and interest and there are extensive climbing roses. An avenue of overhanging cherry trees lead into a more natural area of garden which is under planted with a wide variety of spring bulbs and interspersed with





specimen trees, shrubs and fruit trees. Mown walkways meander through the grounds passing interesting cairn like sculptures. The garden also includes a winter rain fed pond.

A five bar gate leads into a further gravelled parking area. Here there is a formal box parterre garden which makes for an attractive entrance should this side of the house be used as a formal entrance. There is also access round to the side of the house where there is a space for the keeping of logs etc.

In all the property extends to about 1 acre.

Directions (GL7 2JR)

Leave the centre of Cirencester via Spitalgate Lane. Upon reaching the traffic lights turn left on to Abbey Way and continue forward on to Gloucester Road. As you leave the town take the left turning signposted Daglingworth. Immediately after St Peter's Church turn left into the driveway marked Grange Farm Private. At the bottom of the hill bear left and continue straight ahead where the property will be seen on the left hand side. Enter through the second gateway.

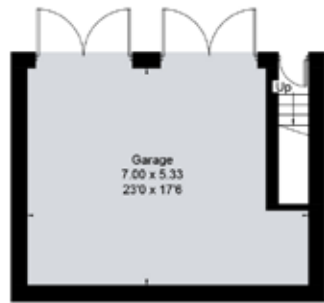
Services

Mains electricity, water and gas are connected. Shared private drainage

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

Approximate Area = 354.8 sq m / 3819 sq ft
Garage = 34.5 sq m / 371 sq ft
Annexe = 31.9 sq m / 343 sq ft
Total = 421.2 sq m / 4533 sq ft (Excluding Shed / Void)
Including Limited Use Area (11.5 sq m / 124 sq ft)



Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)



Annexe - First Floor

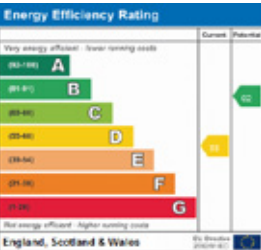


Ground Floor

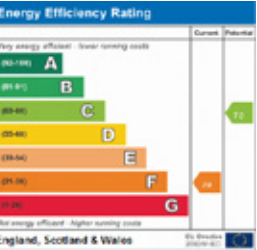


First Floor

Main House



Annexe



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