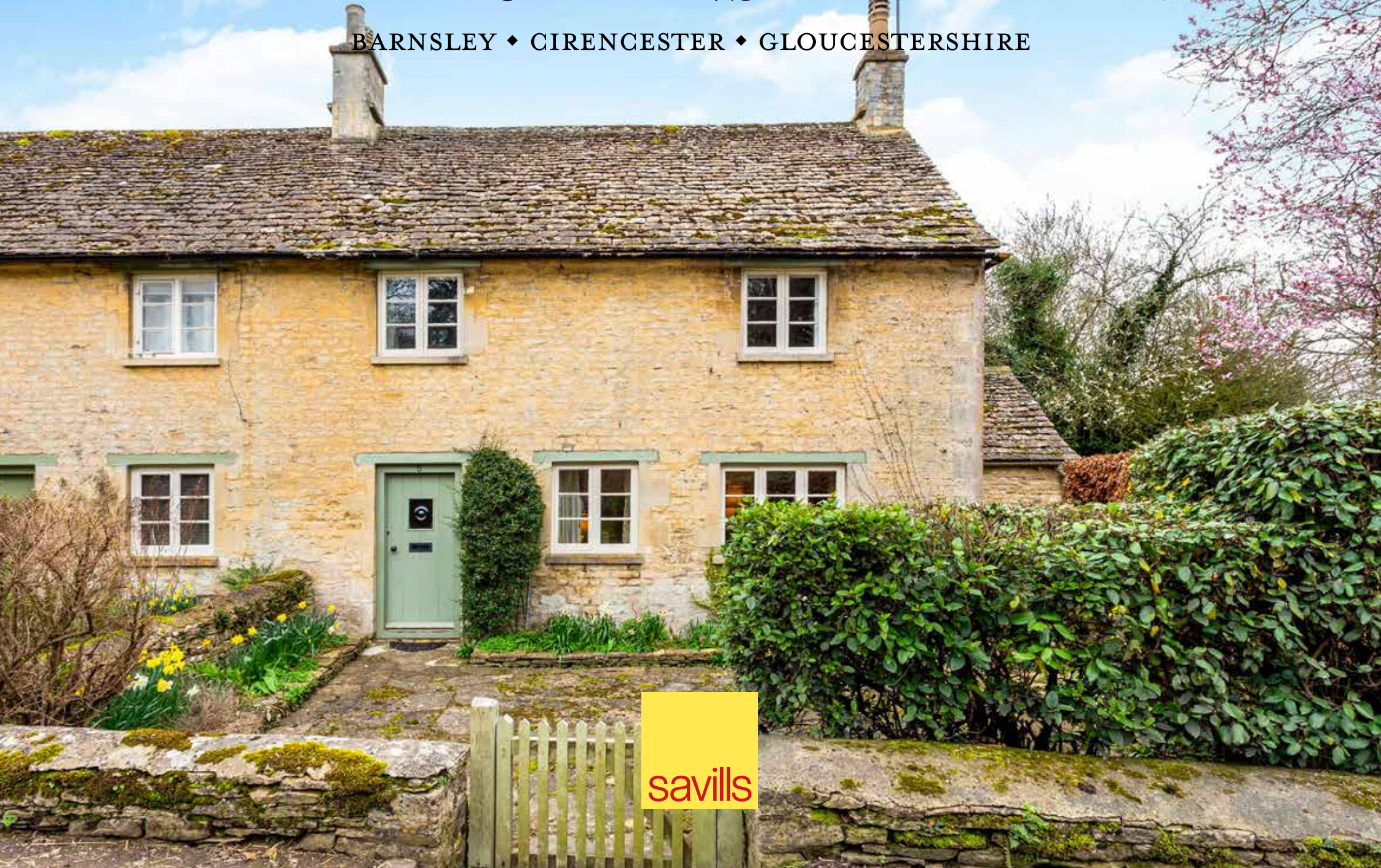


5 BARNLSLEY

BARNLSLEY ♦ CIRENCESTER ♦ GLOUCESTERSHIRE



savills

5 BARNESLEY

BARNESLEY ♦ CIRENCESTER

♦ GLOUCESTERSHIRE

A beautifully presented Cotswold stone cottage with mature gardens and open field views.

Bibury 2.5 miles ♦ Cirencester 4 miles ♦ Swindon 16 miles
♦ Cheltenham 17 miles ♦ Kemble 8 miles

Ground Floor: Entrance hall ♦ kitchen/breakfast room
♦ utility ♦ cloakroom ♦ sitting room ♦ study

First Floor: Three bedrooms and family bathroom

Externally: Gardens mainly laid to lawn ♦ driveway
♦ parking ♦ stone outhouse ♦ summer house
and garden sheds





DESCRIPTION

5 Barnsley is an enchanting Grade II listed, period semi-detached cottage, constructed of natural Cotswold stone under a stone tile roof.

Having been sympathetically extended and modernised to complement the original character, the property offers good sized, flexible and well-proportioned accommodation over two floors.

The cottage is superbly presented and retains a number of period features, including fireplace, exposed beams and a window seat. On the ground floor, the front door leads into a spacious hall from which the staircase rises to the first floor. The sitting room is a cosy room with a fireplace and wood burning stove, and has a snug/study leading off with triple aspect over the gardens. The kitchen/breakfast room features French doors leading off the dining area onto the gardens, it is fitted with a range of handmade units and has a utility room and cloakroom leading off.

On the first floor is a large main bedroom with lovely views, two further bedrooms and a well-appointed bathroom.

OUTSIDE

The property is approached via a gravelled parking area with ample space for several cars.

The garden extends to about a third of an acre and is wrapped in a stone wall with views of open farmland to the rear. The property features two lawned areas interspersed by a number of mature trees and has a mixture of shrub and herbaceous borders, together with a terrace, lovely stone outhouse, large greenhouse, summer house and garden sheds.

SITUATION

Barnsley is a very attractive village of period houses and cottages, situated in the heart of the Cotswolds area of Outstanding Natural Beauty. The village is a designated Conservation Area. The village has a good pub called The Village Pub and also the boutique Barnsley House Hotel, the former home of the renowned garden designer Rosemary Verey. Cirencester, about 3 miles, has an excellent range of shops and the main regional centres include Cheltenham, Oxford and Swindon, all of which are within daily commuting distance.

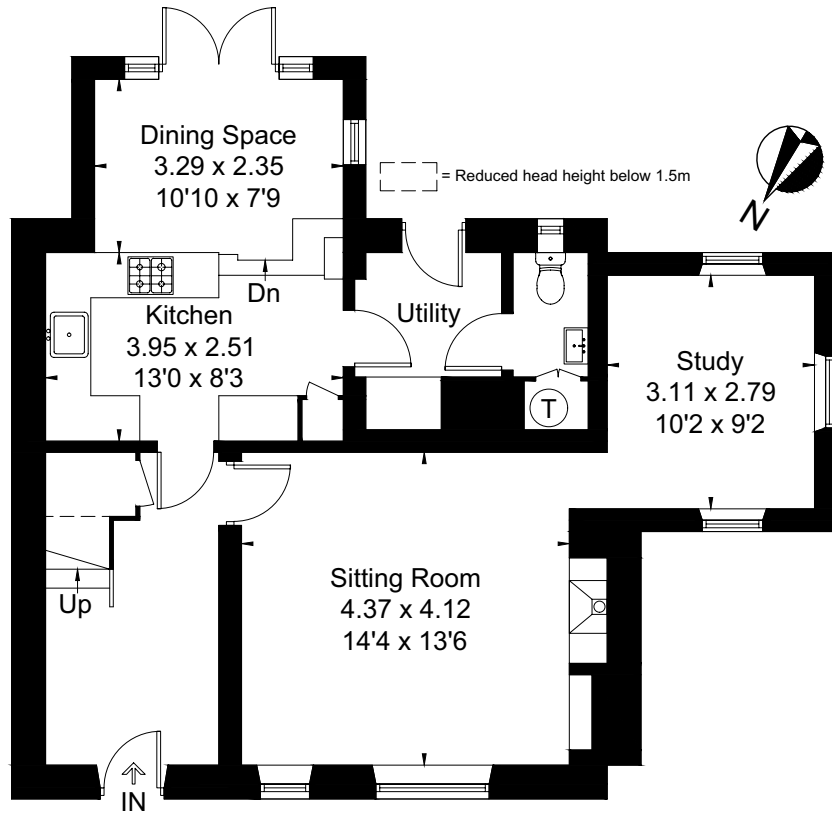
The dual carriageway which links to the M4 is around 3 miles away and there are direct rail services to London Paddington from Kemble or Swindon Stations, the latter scheduled to take c.55 minutes. Ample local sporting opportunities including a number of golf courses and many lovely walks. A good choice of private and state schools in the area. The former include Hatherop Castle, Rendcomb, Beaudesert and the Cheltenham Colleges.

FLOORPLANS

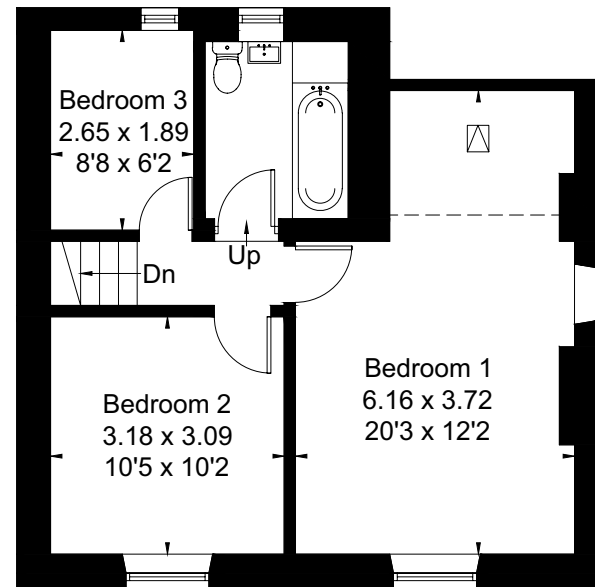
Approximate IPMS2 Floor Area = 106.6 sq m / 1147 sq ft

Limited Use Area = 5.8 sq m / 62 sq ft

Total = 112.4 sq m / 1209 sq ft



Ground Floor



First Floor

DIRECTIONS (GL7 5EE)

From Cirencester take the B4425 for Barnsley and Bibury. After about 4 miles you enter Barnsley. The cottage is the first on the right hand side on entering the village.

GENERAL REMARKS

Local Authority: Cotswold District Council.

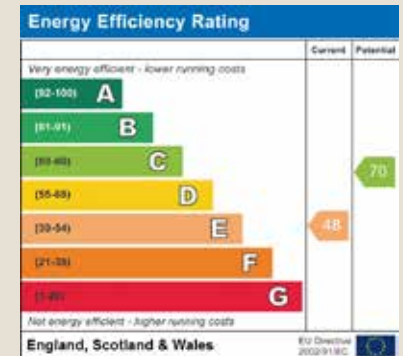
Services: Mains electricity, water and private drainage (septic tank). Oil fired central heating.

Fixtures And Fittings: Available by negotiation.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewings: Strictly by appointment with Savills.

Details & photographs: March 2019



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