



WHITES BARN MILL LANE, PRESTBURY, GLOUCESTERSHIRE

FREEHOLD





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Elevated Cotswold idyll.

MILEAGES:

Cheltenham 3.5 miles ♦ Broadway 14 miles ♦ Gloucester 14 miles ♦ Stow on the Wold 17 miles ♦ M5 (Junction 10) 7 Miles.

WHITES BARN

Ground Floor

Entrance hall ♦ cloakroom ♦ drawing room ♦ garden room ♦ sitting room ♦ kitchen and breakfast room
♦ boot room ♦ pantry ♦ laundry ♦ office

First Floor

Main bedroom with en suite bathroom ♦ guest bedroom with en suite shower room
♦ two further bedrooms with en suite shower facilities ♦ further bedroom ♦ bathroom

Outbuilding: "The Castle"

Carport ♦ wood store ♦ shed

Gardens ♦ woodland ♦ paddock

Total approximately 16 acres

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SITUATION

Whites Barn is located in a dramatic and private position on the Cotswold Escarpment enjoying panoramic and far reaching views across to the Malvern hills and Black Mountains. Mill Lane provides quick access down to the well regarded village of Prestbury which provides good everyday amenities including, independent schools, pubs, doctors surgery, shops and library as well as a primary school and the most attractive St Mary's Church. The highly regarded Ellenborough Park Hotel is located a short distance along the B4362 and the world class Cheltenham race course is located just over 3 miles away. Whites Barn also enjoys views to the racecourse due to its extraordinary location. There is direct access to the Cotswold Way and across to Cleeve Hill from Badgers Farm providing superb walking and a challenging golf course.

Cheltenham offers an excellent selection of schools including Cheltenham Ladies' College, Cheltenham College (co-ed), Dean Close and St Edwards.

The location is convenient with fast access to regional and national communications including the M5, M50, A40 and A46. High speed trains can be taken from Cheltenham railway station with direct journeys to London Paddington.

DESCRIPTION

Set in a stunning elevated location with far reaching views, Whites Barn comprises an attractive barn conversion which originated from a modest agricultural building thought to date back to 1827. The main house has evolved into the spacious and comfortable home that is enjoyed today complimented by an eye-catching castellated detached outbuilding.

The private location offers the owner tranquillity yet convenient access to Cheltenham and Prestbury.

Whites Barn is an attractive barn conversion constructed of local Cotswold stone set under pitched tiled roofs with a mixture of slate and stone tiling with dormer and velux-style windows. The garden room is situated to the north westerly end of the building and comprises a single storey underneath a pyramidal roof.

Ground floor accommodation is accessed via a projecting Cotswold stone porch leading to the entrance hall with staircase and cloakroom opposite. The large kitchen and breakfast room centres the property and features exposed oak flooring and a bespoke kitchen area with Aga cooker and floor and wall mounted cupboards. The open layout give access to the attractive sitting room which has views to the garden and access via large double French doors. To the other side of the room is access to the large boot room and lean to. Beyond the kitchen is useful pantry, laundry and office.



To the west of the entrance hall are steps leading up to the drawing room which features an inglenook fireplace with woodburning stove and oak bressummer, a built in recess cupboard and views to the front of the property.

Projecting beyond is the delightful garden room enjoying a triple aspect over the gardens and grounds with double French doors leading out to side terrace and main lawn area.

The first floor is accessed via a timber staircase with full turn leading to a landing area. The main bedroom benefits from an en suite bathroom and lovely views across the gardens. There are four further double bedrooms, three with en suite shower rooms, a family bathroom and small sewing room.

The property features an eye-catching outbuilding called "The Castle" located away from the main house in a private location providing secure storage at ground floor level and attractive first floor open plan room with oak flooring, kitchenette area and shower room.

OUTSIDE

Whites Barn is accessed via private driveway with double timber gate and brick pillars leading to a private parking and tuning area. A carport with pitched tiled roof situated to the side of the house provides vehicle cover and storage. To the front of the house are well stocked beds, low height hedging and a paved area.

To the north west is a large lawned area enjoying a combination of the stunning far reaching views and vistas back up towards the woodland. Open grassland carries up beyond the house and round to the back. Close to "The Castle" is a mature kitchen garden surrounded by Beech hedging and access via a wooden gate. This is productive with established red and blackcurrants, grape vine and other soft fruit. The unique feature of Whites Barn is the beautiful woodland and banked land surrounding the garden areas and ancillary accommodation which creates a wonderful environment for horticulture, grazing and indeed play. The land gives access to the Cotswold Way and onto Cleeve Common which provides a wealth of land perfect for dog walking and riding without the need to go on a road.



DIRECTIONS (GL52 3NF)

From the B4362 heading northbound from Prestbury, bear first right up Mill Lane. Carry on approximately 1 mile with the lane changing to Upper Mill Lane. At the top of the lane Whites Barn entrance is found on the left hand side.

ADDITIONAL INFORMATION

Services: Private water supply, mains electricity, oil fired central heating, private drainage

Tenure: Freehold

Local Authority: Tewkesbury Borough council

Council Tax: Band A

Energy Performance: A copy of full Energy Performance Certificate is available upon request. EPC Rating = D

Viewing: Strictly by appointment with Savills.



The Castle



FLOORPLANS

Approximate Area = 283.4 sq m / 3050 sq ft

Outbuilding = 60.3 sq m / 649 sq ft

Total = 343.7 sq m / 3699 sq ft

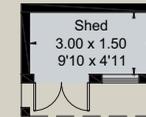
(Excluding Carport / Wood Store / Shed / Lean To Store)



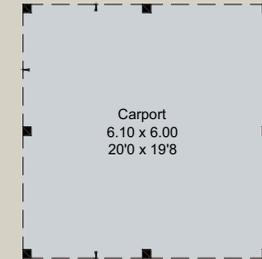
First Floor



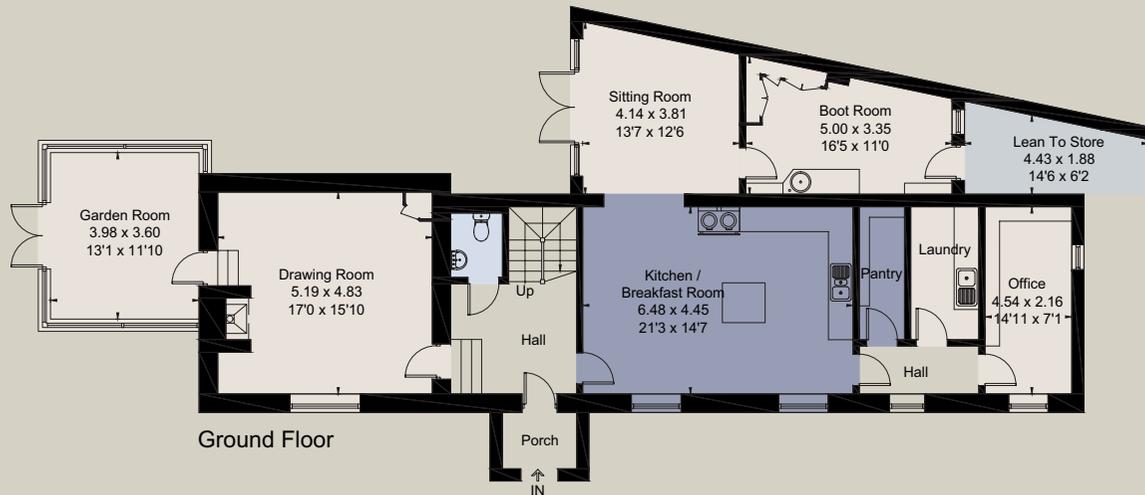
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor



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