



The Barn, Sandhurst Lane, Sandhurst, Gloucestershire

One of the finest panoramic views in west Gloucestershire.

Description

Located at the end of a peaceful no-through lane in a stunning rural position, The Barn is a substantial detached 5 bedroom barn conversion that enjoys captivating 360 degree views to the Cotswold Escarpment in the east, over the Cathedral City of Gloucester to the south and to the Malverns in the west. Set in an elevated position on the brow of the hill, (approx. 100ft AOD) the property sits centrally within a level plot that extends to around three quarters of an acre. Gated to the front and bounded by mature (dog proof) hedge lines, the grounds are very private. Originally converted in 1994/5 by a highly regarded local firm (Leckhampton Builders), the property extends to around 2,587 square feet (excluding all outbuildings) over two floors, with outbuildings, and combines charming features such as cathedral ceilings, exposed brick and beams with practical and versatile living spaces. Enjoying views to the Cotswolds in the east, the triple aspect kitchen/breakfast room revolves around a central island with features that include a double height cathedral roof line, a flagstone floor, double church doors and a Nobel. Fitted with a range of traditional units, the kitchen incorporates an american fridge freezer, Bosch dishwasher, Neff electric oven and Neff induction hob. The separate utility room is a good size with access to the garden at the rear.



4/5



3



2/3



0.74
acres



2

EPC

E



There is a cosy sitting room fitted with a clearview wood burner as well as another very impressive double height reception room, which also has a Clearview woodburner, that steps out onto the terrace to the rear. There is a ground floor guest suite that could become a self-contained annex if required. On the first floor, there is a master bedroom with a luxury en-suite bathroom, two further double bedrooms, a family bathroom and The Gallery, a versatile space currently set-out as a double study and occasional bedroom, that looks down to the kitchen from a 3-sided open gallery. The Barn faces South-east/North-west so enjoys stunning sunsets on the rear terrace. There are large expanses of lawn to the front and rear of the house as well as plenty of parking to the front and a Border Oak 3 bay wagon-shed for three cars with internal log store outshots. There is also a lockable workshop with power and light. Services: Mains water, electricity and super-fast fibre broadband, currently 300Mb/s but 900Mb/s available. Reed bed treatment system, joint with neighbour (confirmed as being compliant by current regulations). Oil fired central heating.





Distances

Gloucester 3 miles, M5 junction 11 (N&S) 7 miles, Cheltenham 9 miles, Tewkesbury 11 miles, Cirencester 22 miles, Worcester 30 miles, Oxford 45 miles, Bristol 35 miles London 96 miles (Distances and times approximate)

Location

Set in the heart of the Severn Vale, Sandhurst Hill is located on the northern edge of the peaceful village of Sandhurst just north of the Cathedral city of Gloucester and within a short drive of both the Regency Spa town of Cheltenham and Medieval market town of Tewkesbury. The village itself has a church and a cricket club whilst the neighbouring village of Norton has two public houses (one being a leisurely summer walk) and a primary school.

Property Information

Tenure Freehold.

Local Authority & Council Tax Band Tewkesbury Borough Council. Tax Band G.

Guide Price £1,250,000



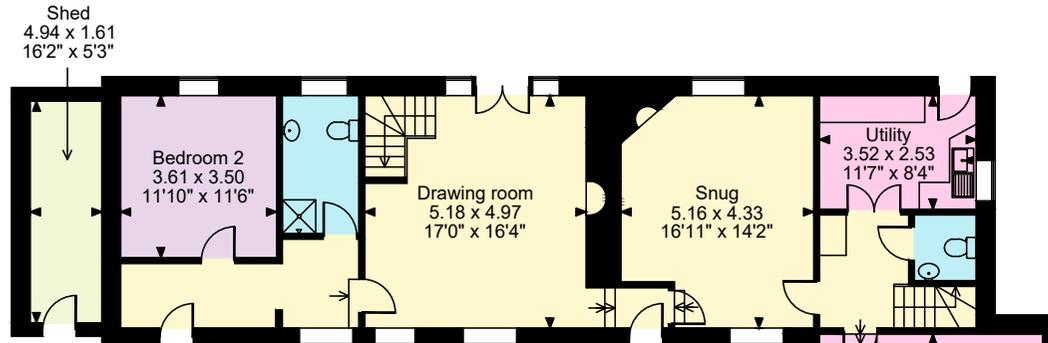


Approximate Gross Internal Floor Area

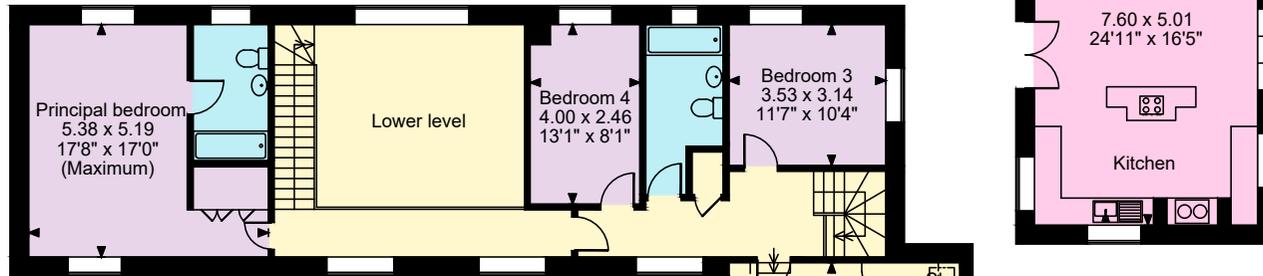
Main House: 240 sq.m / 2,587 sq.ft

Sheds: 49 sq.m / 527 sq.ft

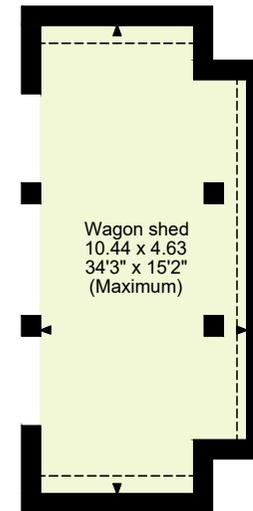
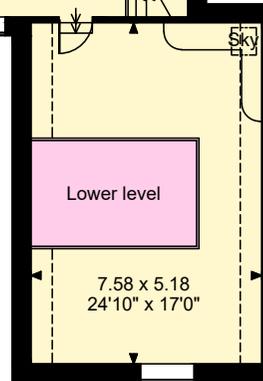
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



ground floor



first floor



---Denotes restricted head height

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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