



Barns Close

Littleworth, Amberley, Gloucestershire





The ideal edge of village family home with excellent proportions, pretty gardens, swimming pool, tennis court and land with fabulous views.

Minchinhampton 2 miles, Nailsworth 3 miles, Stroud 3 miles (London Paddington from 95 minutes), Cirencester 12 miles, Kemble 12 miles (London to Paddington from 72 minutes), Cheltenham 16 miles.
(All distances and times approximate).



Summary of accommodation

Ground Floor: Reception hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room
Utility | Larder | Boiler room | Garden/games room | Sauna | WC

First Floor: Principal bedroom suite with ensuite bathroom & dressing room | Two further bedroom suites | Additional bedroom and bathroom

Second Floor: Three further bedrooms | Bathroom | Attic storage

Garden and Grounds

Pretty and mature gardens | Swimming pool | Tennis court | Double car port | Stables | Permanent pastureland

House and gardens: About 1.44 acres

In all about 6.44 acres

For Sale Freehold with an agricultural tenancy and part ownership of the adjoining pasture field

Gross internal area (house) 6,835 sq ft

Situation

Barns Close is situated in an elevated position on the edge of Littleworth with stunning views over the Woodchester valley. Littleworth is a rural enclave near Minchinhampton on the fringe of the popular village of Amberley, which has a public house, school and a village café/shop. For further amenities, Minchinhampton and Nailsworth are about 2 miles, and 3 miles away, respectively. The popular school of Beaudesert Park is a “stone’s throw” (1 mile) from the house, and Minchinhampton golf course is about 3.5 miles. The Minchinhampton Common golf club are just a few minutes away. More extensive shopping and recreational facilities can be found in Tetbury, Cirencester and Cheltenham.

There are excellent road and rail links with the A46 and Junction 13 of the M5 making Bristol very accessible. Birmingham, to the north, can also be accessed conveniently via the M5. Central London via the M4 is about 103 miles. Kemble train station is about 12 miles with direct trains to London Paddington from 72 minutes. Bristol International Airport is about 39 miles away.

There are numerous well-regarded schools in the local area including Beaudesert Park School (nursery, pre-prep & prep), Cheltenham Ladies’ College, Cheltenham College (prep and secondary) and Westonbirt (prep & secondary). Stroud offers an excellent range of private and state/grammar schools. Further afield are St Mary’s Calne, Pinewood (prep) and Marlborough College.

Sporting facilities are plentiful with Polo at Cirencester Park and The Beaufort at Westonbirt, horse racing at Cheltenham and Bath, and rugby at Gloucester and Bath. There are numerous sports clubs in Stroud, Cirencester, Cheltenham and Gloucester for all abilities and levels of experience.



Barns Close

Barns Close is a sensational family house set in a secluded and elevated position on the edge of the village. The property is approached through entrance gates via a gravel drive to a parking area at the front of the house. The drive continues around to the side of the house with additional parking and a double car port. The house and buildings are positioned well within its grounds, offering good privacy but without isolation. The current owners have passionately maintained the property during their tenure, the result of which is an impressive home with some wonderful features.

Typical of its period, the house has excellent principal rooms, large fireplaces, stone and wood floor coverings, good ceiling heights and large wide-pane windows providing an abundance of natural light. They are suitably arranged for day-to-day living, but with sufficiently impressive proportions for entertaining with a degree of versatility for their use. The kitchen is an excellent family space with the ability to enjoy a large dining area from which there is the sitting room and a short corridor to the games room.







Upstairs, there are four main bedrooms on the first floor, three of which are ensuite, and the fourth bedroom has its own separate bathroom. On the second floor there are three excellent bedrooms and a bathroom along with a good range of storage spaces.



Gardens and Grounds

The gardens and grounds are well laid out and create a wonderful, mature setting with a degree of structure and formality. The gardens flow nicely from the house and the views to the south are fabulous. A terrace leads around the house to a seating area to the south and west beside the swimming pool. There is an ornamental pond within the lower garden area and to the southern edge of the garden is the tennis court.

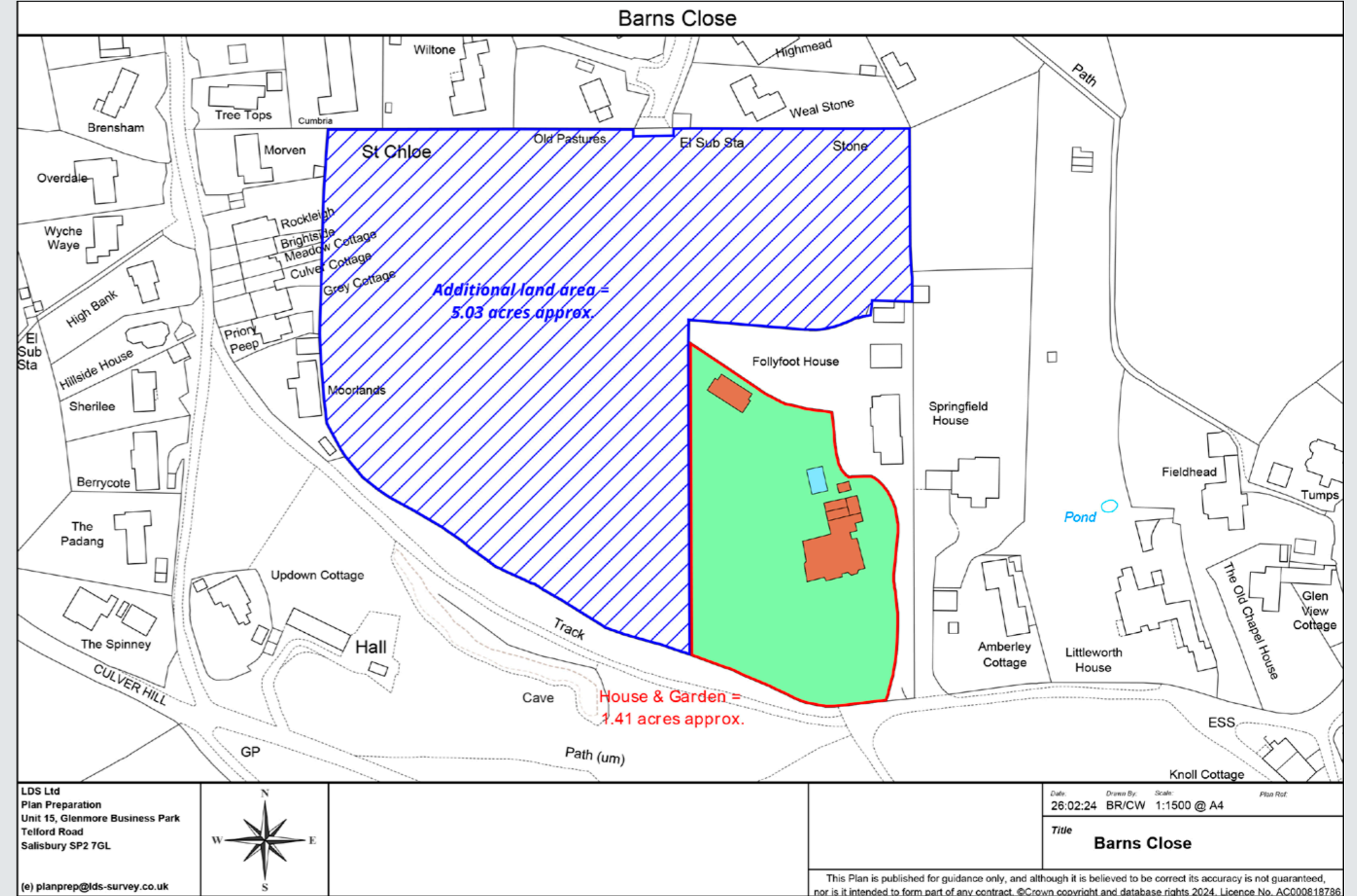
The gardens give way to a fenced pasture field to the south extending to about five acres, over which the house looks with stunning views beyond to the Woodchester Valley.

There is a stable yard tucked away at the bottom of the garden with access on to the pasture field.

Pasture Paddock

The adjoining field (about five acres) is held in a trust, the owners of which include the owners of Barns Close who also benefit from an agricultural tenancy currently in place for their use which runs in perpetuity, this interest is held in a single purpose limited company.





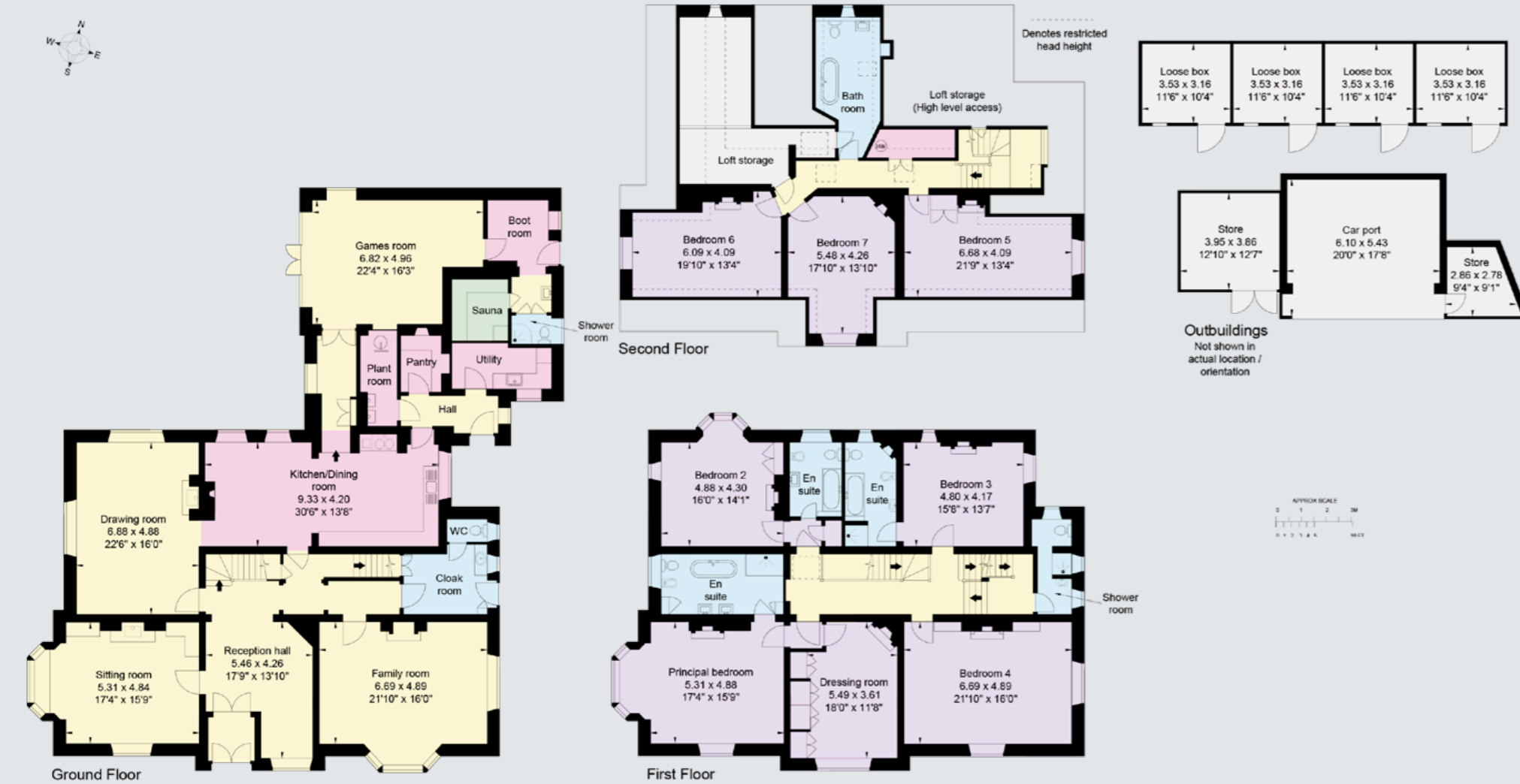
FLOOR PLAN

Approximate Gross Internal Floor Area

House: 587 sq m (6,319 sq ft)

Outbuildings: 104 sq m (1,119 sq ft)

Total: 691 sq m (7,438 sq ft) inc. restricted head height, exc. Loft storage



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.

PROPERTY INFORMATION

Property Information

Services:

Mains gas fired heating, mains water and electric, mains drainage. Gigaclear super-fast broadband is connected.

Tenure:

Freehold.

Local Authority:

Stroud District Council

Council Tax:

Band H

EPC:

Band D

Postcode:

GL5 5AG

what3words:

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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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