

The Downs Barn, Frampton Mansell, Stroud





A beautifully presented and conveniently located
Cotswold stone country home, created from a historic
barn, with separate cottage and delightful grounds.

Summary of accommodation

Ground Floor Reception hall/sitting room | Kitchen/dining room with Conservatory | Sitting area | Shower room

First Floor Drawing room | Bedroom with en suite shower room | Study area | Bathroom | Bedroom with en suite bathroom | Dressing room

Second Floor Principal bedroom with en suite shower and bathroom | Two further bedrooms

Lower Ground Floor Games/playroom | Wine store/cellar

The Cottage

Open plan kitchen/dining/sitting room | Bedroom with en suite shower room | Bedroom with en suite bathroom

Private garden area
1,324 sq ft (123 sq m)

Outside

Garage | Garden Store | Store | Swimming pool | Gardens
Woodland | Paddock

In all about 4.94 acres

Distances

Stroud 6 miles | Cirencester 6.5 miles | Tetbury 7 miles
Kemble Station 6 miles (Paddington 80 minutes)
Cheltenham 16 miles
(Distances and times approximate)



Cirencester
One Market Place
Cirencester
GL7 2PE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Rupert Sturgis
01285 882001
rupert.sturgis@knightfrank.com

Situation

The Downs Barn is located between Cirencester and Stroud in the Cotswold Area of Outstanding Natural Beauty, the local village Frampton Mansell is an extremely popular and easily accessible part of the Cotswolds.

The amenities nearby are excellent and cater for all interests. The area has many first-class pubs and restaurants with wider facilities in the nearby regional centres of Cirencester, Stroud and Cheltenham. The historic market town of Tetbury is about 7 miles away, with further restaurants, supermarkets, boutiques, and antique and interior design stores. A short walk away is the busy farm shop and restaurant of Jolly Nice, which offers a butchery, grocers, restaurant, and many other treats. The region is not only beautiful but highly accessible by both road and rail.

- Water sports - at the nearby Cotswold Water Park.
- Walking and riding – on the extensive network of public paths. Hunting with the Duke of Beaufort's and VWH, eventing at Badminton and Oxstalls.
- Horse Racing - Cheltenham, Newbury and Bath racecourses.
- Polo - at Cirencester Park and Westonbirt.
- Theatre - in Cirencester and Cheltenham.
- Schools - Primary schools in neighbouring villages. Prep-schools such as Beaudesert Park, Rendcomb and Westonbirt School. There is a range of Ofsted rated Grammar schools in Stroud, Cheltenham, and secondary schools in Cirencester.
- Rail connections - Kemble Station 7 miles, Stroud Station 5 miles.
- Motorways and roads – easy access to both M5 and M4 and the Fosse Way at Cirencester.





The Downs Barn

The property is accessed off a no through lane. The drive curves across open lawn to the front of the impressive former barn with parking to the side and beside the separate cottage. Despite its charm and history the property is not listed. The original barn is believed to date back to the 1700s.

The conversion is sympathetic and offers versatile and light accommodation over three floors. A central reception hall provides a heart to the house with an open fireplace, sitting area, and access to the large open-plan kitchen and dining room. The conservatory opens to the private swimming pool garden. There is also a sitting area, which can be used as an additional bedroom with en suite shower, with direct access to the garden. This could be ideal for a dependent relative.

On the first floor is a wonderful drawing room with a central fireplace, exposed beams and a minstrels gallery. There are three bedrooms, two with en suite shower/bathrooms, and a family bathroom on this floor, all accessed from the large landing. On the second floor are three further bedrooms, one with an en suite shower and bathroom and dressing area, and a separate WC.

On the lower ground floor is a family/games/party room open to a sunken garden with store alcoves/cellar.



The Cottage

A short walk from the main house is a pretty Cotswold stone cottage. This can be used for guests, family or as a successful letting cottage. Currently comprising of two bedrooms with en suite bath and shower rooms and an open plan kitchen/sitting/dining room with a door to a private garden area. Attached are the garden stores and a garage.





Gardens and Grounds

The gardens are well laid out and surround the house. The gardens can be accessed from the central hall, kitchen and lower ground floor rooms, making The Downs Barn an ideal home for entertaining inside and out and enjoying the stunning grounds.

The main garden to the front of the house has an extensive lawned area running beyond the gravelled drive and on to the two paddocks divided by a tree-lined avenue. Predominantly to the north is a magnificent wooded area with mature beech trees and laurels. The whole garden is easily accessible and interlinks with the main house.

To the rear of the house is a private lawn and an enclosed swimming pool, all flanked by Cotswold stone walls. An ideal garden for outside dining and entertaining.



Property information

Tenure: Freehold.

Services: Mains water, mains electricity, oil fired central heating and private drainage.
Fibre broadband is available.

Cottage: Air Source heat Pump and 4KW solar array.

Local authority: Cotswold District Council

Council Tax Band: G

EPC: E

Guide Price: £2,250,000

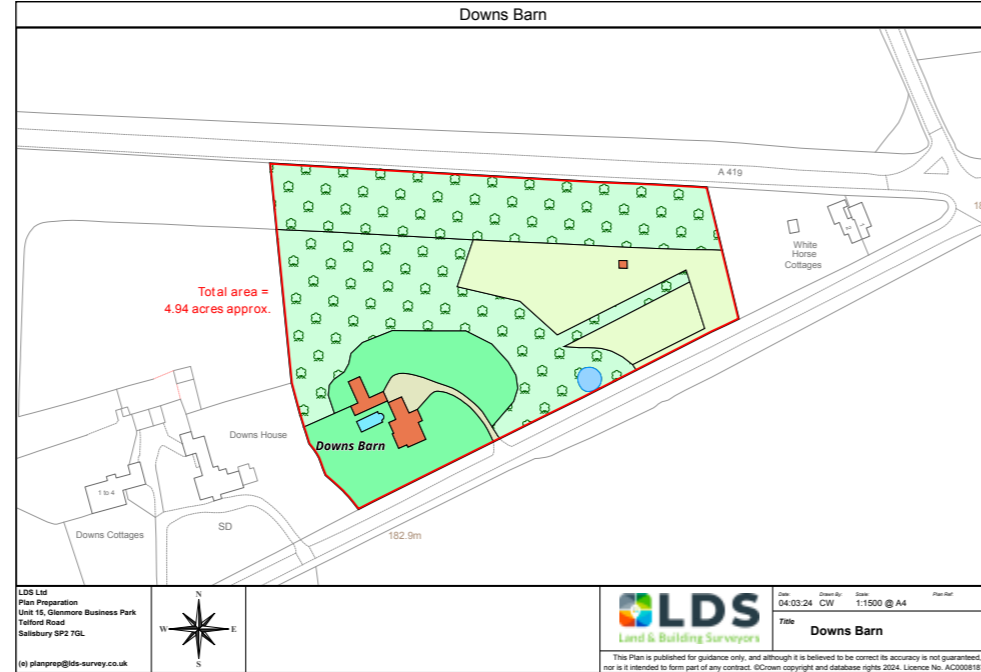
Directions (Postcode: GL6 8HX)

What Three Words: ///daydream.broom.breezes

From Cirencester take the A419 towards Stroud. After about 6.5 miles, just past the Jolly Nice farm shop, fork left crossing over the lane going to Rodmarton and Tetbury and proceed up a no through road. After about 300 yards the entrance to Downs Barn will be seen on the right hand side.

Viewings

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



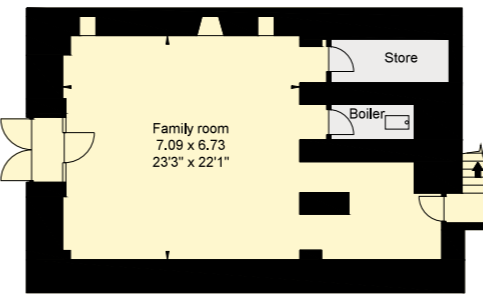
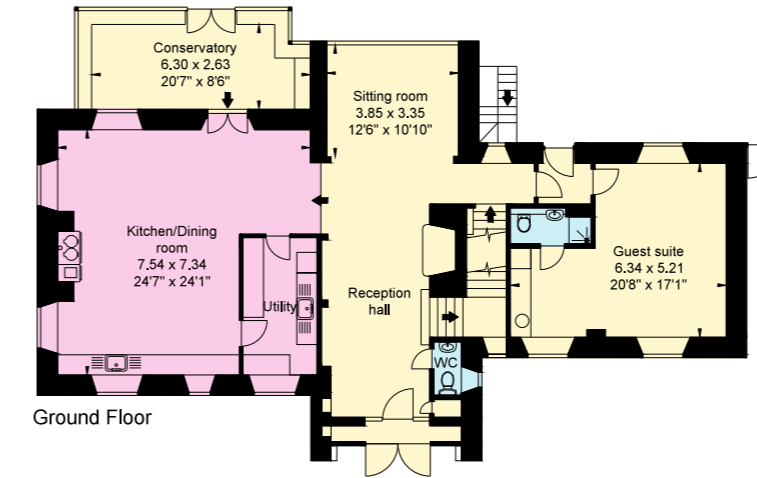
Approximate Gross Internal Floor Area

Main House: 481 sq m / 5,178 sq ft

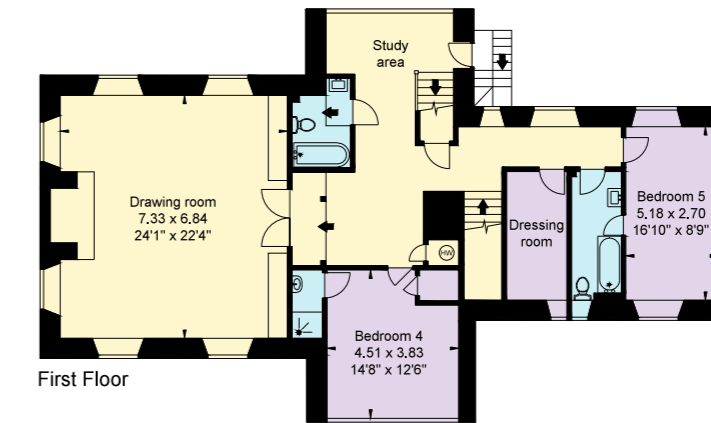
Cottage: 123 sq m / 1,324 sq ft

Total: 604 sq m / 6,502 sq ft

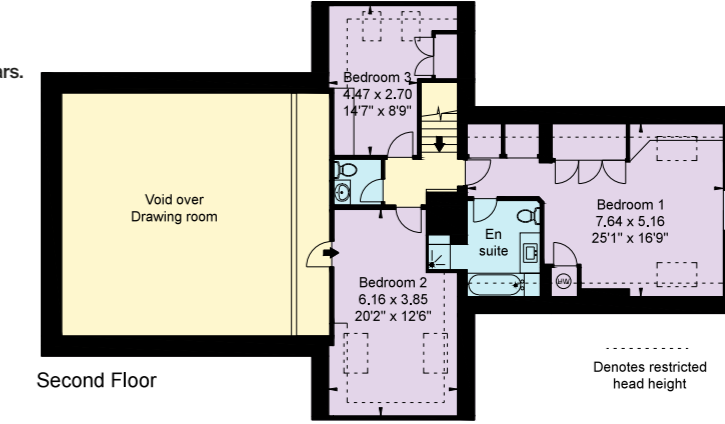
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



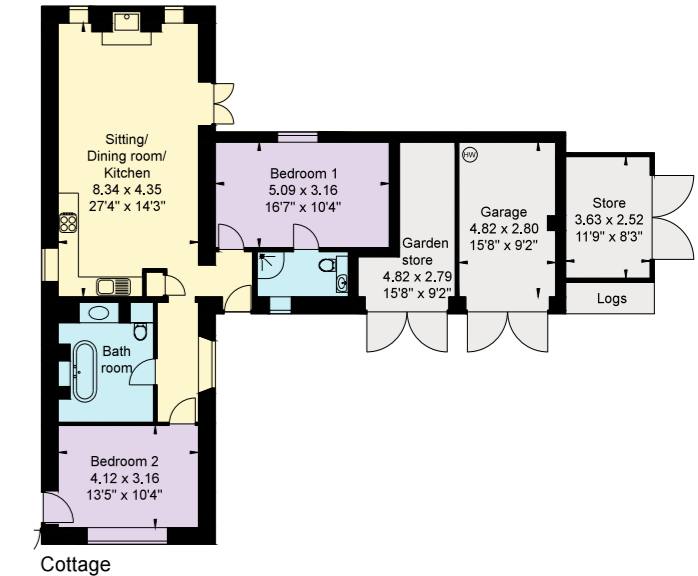
Lower Ground Floor



First Floor



Second Floor



Cottage

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated [March 2024]. Photographs and videos dated [March 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

