

# The Tallet Barn

Waiten Hill Farm, Fairford, Gloucestershire





## A four bedroom detached Cotswold stone barn conversion with gated parking, a wonderful landscaped garden and walking distance to Fairford's amenities.

Lechlade 6 miles | Cirencester 9 miles | Swindon (mainline station – London, Paddington 55 minutes) 14 miles  
M4 (J15) 16 miles | M5 (J11A) 24 miles | Cheltenham 25 miles (All distances and times are approximate).



### Summary of accommodation

#### Main House

**Ground floor:** Kitchen/dining room | Sitting room | Study | Snug | Utility room | WC | Bedroom with en suite shower room

**First floor:** Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

#### Outside

Double garage | Private parking | Patio | Garden

## Situation

Times and distances are approximate.

Fairford is a popular, historic, small Cotswold town famed for its fine 15th-century church.



It offers a good range of local shops, post office, doctors and dentist surgeries, a sports centre and the Old Cottage Hospital, where various consultancy and treatment clinics are held.



Education in the area is well catered for by Farmor's School, one of the top comprehensive schools in the country, as well as a high-achieving primary school and pre-school, all within Fairford itself. The private sector is catered for by Hatherop Castle, St Hugh's in Faringdon, Rendcomb College, Beaudesert Park and the Oxford and Cheltenham schools and colleges.



The region also provides an excellent range of leisure and sporting opportunities, including a sports centre, tennis, bowls, football and cricket grounds in Fairford, golf courses at Cirencester and Burford, and an abundance of water sports at the nearby Cotswold Water Park.



## The Property

The Cotswold Stone property has been skilfully converted and offers a bright and spacious family living space with all the modern amenities while preserving much of the character of the original barn and hay loft. The adjoining timber-clad single story accommodation has large vaulted ceilings, exposed beams and a contemporary polished floor throughout.

The front door opens into a light and welcoming entrance hall. To the right is a large double bedroom with an en suite shower room, and across the hall is a reception room featuring the barn's original cladding and beams.

Passing through a stone archway, you enter the property's formal reception area. Firstly, into the sitting room and then to the large open plan kitchen and family/dining room. A Scandinavian dual aspect multi-fuel fire opens on to both rooms.

The modern kitchen is fitted with integrated appliances, and the room benefits from bi-folding patio doors that open onto the garden patio.

From the kitchen, a corridor runs to the other end of the barn, which houses a cloakroom, study/playroom, and then a utility/boot room by the backdoor, which leads out to the garden and double garage.

On the first floor, there is the principal bedroom with an en suite shower room, two further bedrooms and a family bathroom.





## FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 222.58 sq m / 2,396 sq ft

Garage: 27.4 sq m / 295 sq ft

Total: 249.98 sq m / 2,691 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.



## PROPERTY INFORMATION

### Gardens and Grounds

The Tallet Barn is accessed from the farm lane through large wooden gates on to a gravel drive. There is also a smaller pedestrian gate to the lane at the other end of the garden. There is a fabulous private landscaped garden with areas for al fresco dining amongst mature hedging and an abundance of flowers, shrubs and topiary. The garden is fronted by a Cotswold stone wall, making it very private.

### Property Information

**Services:**

Mains water, drainage and gas.

**Tenure:**

Freehold

**Local Authority:**

Cotswold District Council

**Council Tax:**

G

**EPC:**

C

**Guide Price:**

£1,200,000

**Postcode:**

GL7 4HX

**Viewings:**

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



**Cirencester**  
One Market Place  
Cirencester, Gloucestershire  
GL7 2PE

**Harry Pearson**  
01285 882 003  
harry.pearson@knightfrank.com

**knightfrank.co.uk**

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: January 2025. Photographs dated: January 2025. Capture Property 01225 667287.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.