



The Threshing Barn Moreton-in-Marsh GL56



A spacious five bedroom converted barn with far-reaching views.



Moreton-in-Marsh 3 miles (trains to London Paddington from 90 minutes), Chipping Campden 7 miles, Shipton-on-Stour 4 miles, Broadway 8 miles, Stratford-upon-Avon 13 miles, Cheltenham 24 miles.

Daylesford 11 miles, Soho Farmhouse at Great Tew 17 miles.
(Distances and times are approximate).





Gloucestershire

The Threshing Barn is located just 3 miles from the popular market town of Moreton-in-Marsh which provides a range of facilities including two large supermarkets, hospital, doctors surgery, shops, restaurants, pubs and weekly market.

Also located approximately 2 miles away is the pretty village of Paxford. This benefits from a popular village pub, The Churchill Arms. A wider range of shopping and leisure facilities can be found at Stratford-upon-Avon and Cheltenham.

There are many excellent schools in the area including St David's Primary School, Moreton, Kitebrook, Cheltenham Ladies, Cheltenham College and Kingham Hill. The property sits within the catchment area of the Ofsted Outstanding Chipping Campden Secondary School.

Sporting facilities in the area include racing at Cheltenham and Stratford- upon- Avon, golf courses at Broadway, Naunton Downs and Brailes, and rugby at Worcester and Gloucester.

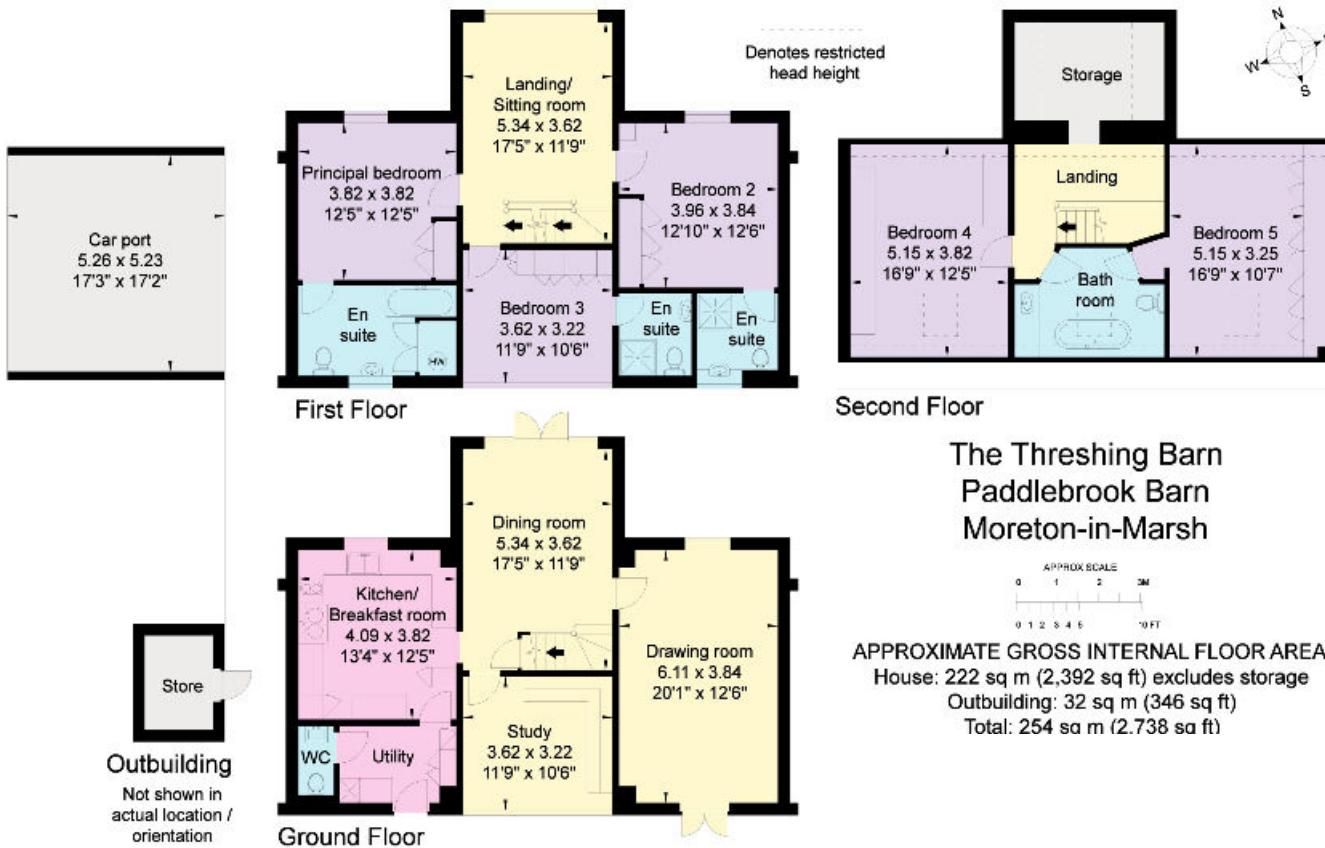
The Property

The Threshing Barn sits at the end of a beautifully well-kept tree lined drive overlooking the rolling countryside. The adjacent fields provide extensive walks and wonderful countryside views.

The property offers spacious accommodation over two floors. The path leads from the car barn towards double doors into the dining hall which has traditional oak floors extending throughout the reception rooms. The central dining room has a door off to the drawing room with double doors out to the front courtyard. There is also a well fitted study with extensive bookshelves and cupboards. Off the dining room is the kitchen, no doubt the heart of the home, with an extensive range of traditional units, integrated appliances including fridge and dishwasher, central island and limestone flooring. There is also a wonderful double oven Aga. Off the kitchen is a useful utility room with space for appliances, cloakroom off and stable door out to the enclosed courtyard garden.

The oak staircase leads up to the first floor to the second sitting room with arched floor to ceiling windows taking full advantage of the far reaching views. The principal bedroom suite has a large en suite bathroom with fitted cupboards. There are two further bedrooms on the first floor, both with en suite shower rooms. The second floor has two further bedrooms with a jack and jill bathroom between them with central roll top bath.





Gardens and grounds

To the front of the property is a wonderful enclosed garden with a large terrace, ideal for al fresco entertaining with various further places to sit and enjoy the sunshine. This is mostly laid to lawn with well stocked borders, roses and mature trees. Adjacent to the car barn is a useful outbuilding/store. The double car barn is adjacent to the garden path with a wrought iron gate leading from the barn to the garden. Across from the driveway is a small enclosed paddock ideal for grazing with a bespoke 'Daylesford' chicken shed and further garden store. No doubt one of the unique qualities of this whole property are the amazing views on offer.

Terms

Tenure: Freehold

Local Authority: Cotswold District Council 01285 623000

Services

Mains electricity, private water and sewerage. Oil fired central heating.

Directions (GL56 9QT)

From Stow-on-the-Wold proceed north on the Fosseway. Proceed through Moreton-in-Marsh and continue north on the Fosseway. After approximately three miles at the brow of the hill, turn left signposted to Paxford then turn immediately right into Paddlebrook Barns through the wooden electric gates. The parking can be found under the car port at the end of the drive.

Knight Frank
Stow-on-the-Wold
Brett House
Park Street
GL54 1AG

knightfrank.co.uk

I would be delighted to tell you more.

Helen Waddilove MRICS
+44 1451 600617
helen.waddilove@knightfrank.com

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/legal/privacy-statement>.

Particulars dated September 2020. Photographs and videos dated September 2020.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.



Connecting people & property, perfectly.