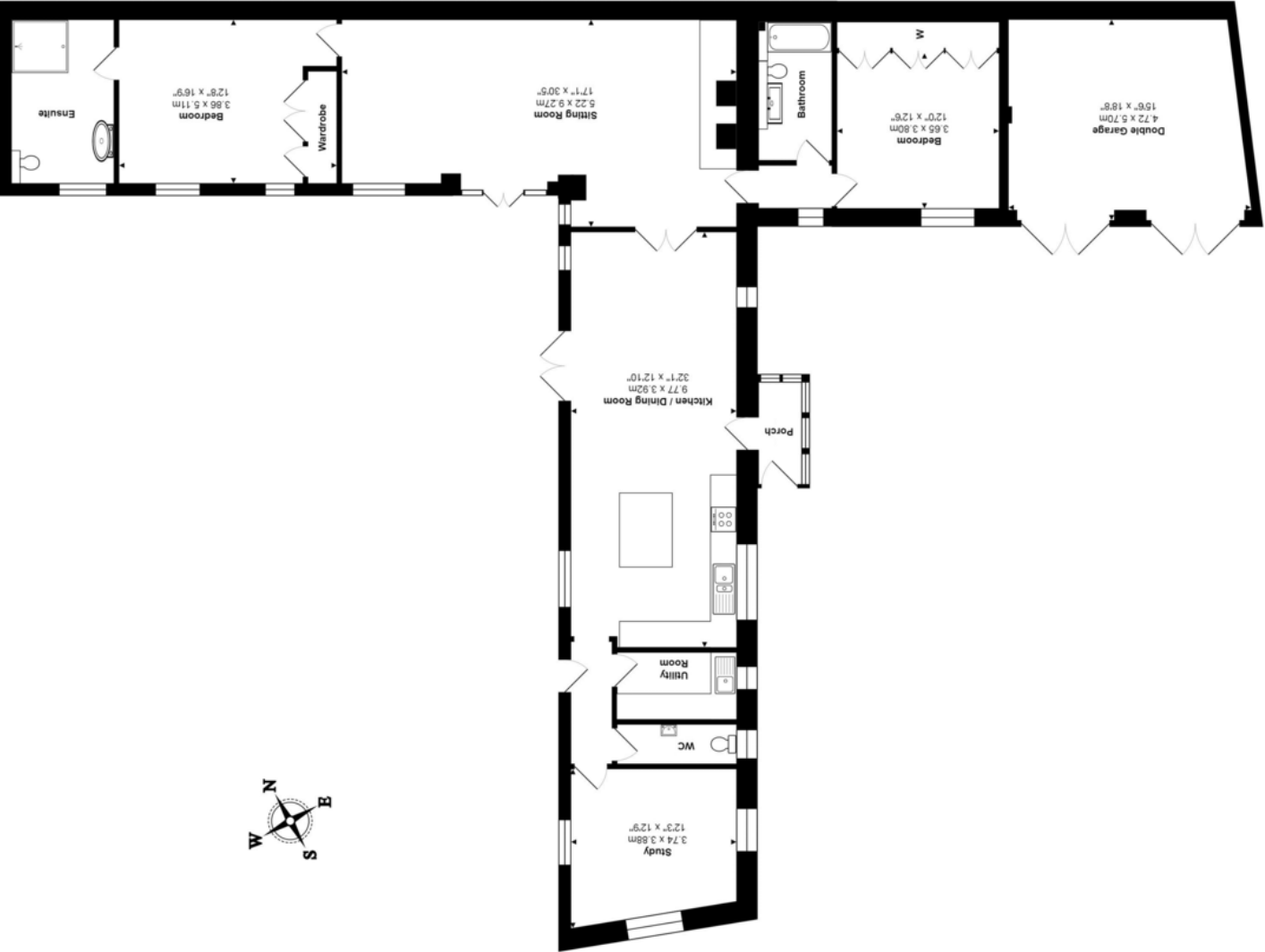


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Approx. Gross Internal Area: 191.3 m² ... 2059 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such.
Drawn by ES Property Services, www.esps.co.uk



9 TURVILLE BARNS

EASTLEACH, CIRENCESTER, GL7 3QB

A beautifully presented single storey, three-bedroom barn conversion situated on the edge of Eastleach, a highly sought-after, quintessentially pretty Cotswold village

Single storey barn conversion with south-facing walled garden • Beautifully presented and recently refurbished throughout • Bespoke kitchen, and dining room • Drawing room with open fireplace • Three double bedrooms • Master with en-suite wet room • Family bathroom • Utility room and separate WC • Double garage and private parking

Lechlade 5 miles / Fairford 5 miles / Burford 7.5 miles / Northleach 12 miles / Cirencester 13 miles / Witney 15 miles / Charlbury (London-Paddington) 17 miles / Swindon (London-Paddington) 17 miles / Cheltenham 24 miles / Oxford Parkway (London-Marylebone) 24.5 miles
(All distances are approximate)

Within a small development of period barns converted in the late 1980s, 9 Turville Barns is a beautifully presented three-bedroom barn conversion all on one level. It has been completely renovated by the current owners to a very high standard, creating a spacious and bright home, with all the main rooms having access to a delightful rear walled garden. An entrance porch opens into a splendid, light and airy farmhouse kitchen/dining room with fully glazed double doors leading out to the garden. White painted units with quartzite effect worktops are matched by a large island/breakfast bar with wooden counter top. The kitchen is also fitted with an integrated fridge, dishwasher, Neff oven and microwave, and wide inset induction hob with an extractor fan above. Glazed double doors to the right open to a large formal drawing room, featuring an open fireplace with stone surround and fully glazed double doors with glazed side panels out to the garden. Either side of the drawing room are two beautifully appointed double bedrooms. The master bedroom suite has built in wardrobes and windows overlooking the garden, with a superb en-suite wet room whilst at the opposite end is a further bedroom with built in wardrobes, windows overlooking the front garden, and with an adjacent a good-sized family bathroom. Off a small hallway to the other side of the kitchen is a further door leading out to the rear garden and a utility room fitted with base units providing space for a washer-dryer and freezer. Beyond is a separate WC, and a triple aspect third double bedroom, currently used as a study.



Outside are landscaped gardens to the front and rear. Through a stone gateway at the front is a private gravelled driveway with parking for several cars, and access to a double garage with power and light. A wide border is planted with shrubs and trees, including an espaliered apple tree. To the rear, and accessible from the main rooms in the house, is a lovely south-facing walled garden. This has been beautifully landscaped with a Mediterranean feel and provides a totally private enclosed space with a patio and planted with mature shrubs, including roses and pear trees.

SITUATION

Surrounded by beautiful countryside, Eastleach is a picture-postcard pretty Cotswold village. As well as two historic churches, there is the renowned 16th century inn, The Victoria Inn. Lechlade, Fairford, Burford and Northleach are close by for every-day amenities. There are also extensive facilities in Cirencester, Witney, Swindon, Cheltenham and Oxford. These are all within easy reach and provide access to first-rate independent and state schools. Communications are excellent by road via the M4, M40 and M5 motorways, and by rail from Charlbury, Swindon or Oxford Parkway.

DIRECTIONS (GL7 3QB)

From Burford head south on High Street/A361. At the roundabout, take the 5th exit onto the A40 towards Cheltenham/Bibury. In just over a mile, turn left onto B4425 (signposted to Upton Smokery). At the crossroads in roughly 2 miles, turn left towards Eastleach and Filkins. Continue along the single track road. At the next crossroads, turn right towards Eastleach/Turville. Continue for about 1.5 miles then turn left to Eastleach. Take the second entrance into Turville Barns on your right hand side where parking for 9 Turville Barns will be directly in front of the property.

SERVICES

Mains drainage, water and electricity, Liquid Propane Gas (LPG) fired central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

Cotswold District Council - Council Tax Band: G.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.