

STARVEALL BARN

Hawkesbury Upton, Badminton, Gloucestershire



MOORE ALLEN
& INNOCENT

STARVEALL BARN £ 3,495 PCM

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A rare opportunity to rent this spacious and exceptionally high quality three double bedroom Cotswold stone barn conversion set within sizeable grounds (maintenance included) in an idyllic rural setting adjoining the renowned Badminton Park Estate and overlooking the glorious South Gloucestershire countryside.

Introduction

Available immediately and for a long let if desired, the substantial Cotswold stone barn was skilfully yet sympathetically converted some 10 years ago, but still retains much of the original character style and charm associated with these heritage buildings.

Blending traditional materials with present day fittings, the result is a bright and spacious family home which is finished to a very high standard and dedicated to convenient modern living - including underfloor heating to the ground floor and a Gigaclear ultrafast fibre broadband option.

Accommodation

Presented in neutral colours throughout, of particular note with this beautifully appointed property is the bespoke designed open plan kitchen/dining/living space complete with an ample range of fitted base and wall mounted storage units, a useful central island unit, an electric rangemaster cooker, as well as an integrated dishwasher together with space for further appliances as required.

The main reception areas are styled with hard wearing stone tile flooring whilst an eye-catching wood burner within the main living area perfectly complements the underfloor heating and oil-fired central heating systems.

In addition, there is a good-sized utility /boot room, a handy ground floor cloakroom /wc and a good-sized second reception room that offers superb versatility whether as a family room /home office or a guest bedroom /bedroom three.

To the first floor there are two very generously proportioned double bedrooms including a fabulous master bedroom with both an ensuite shower room and, on the upper mezzanine level, a luxurious private bathroom.

The second double bedroom on this level also offers access to a mezzanine attic room which has been cleverly converted and



previously utilised as a home office and more recently, a children's playroom. Completing this floor is a well-appointed shower room and a useful landing study area with space for a work desk or easy chair depending on requirements.

Externally the barn is surrounded by landscaped grounds - including a sweeping private driveway and gravelled parking area. A particularly noteworthy benefit is that the upkeep of the grounds and gardens is included within the rent thereby removing the hassles of grounds maintenance whilst retaining the benefits and pleasures of this beautiful rural setting. In addition, the adjoining c. 1.5-acre paddock comprises of undulating and partly wooded pastureland, offering a whole host of potential uses whether as a recreation space, a pony or poultry paddock, or simply a wildlife oasis. In addition, there is a useful timber framed stable and store.

Close to Home

The property is situated within an especially attractive and unspoilt part of the Cotswold Hills escarpment on the edge of the Badminton Estate and close by to the chocolate box hamlet of Lower Kilcott and the picturesque Cotswold village of Hillesley.

Positioned just off the A46 Bath road and c. 7 miles from the historic market town of Tetbury, the area has superb communications. The M4 motorway (Junc. 18) is only c. 7 miles away, providing direct access to London and Heathrow Airport, whilst the M5 (Junc. 14) is c. 9 miles distant.

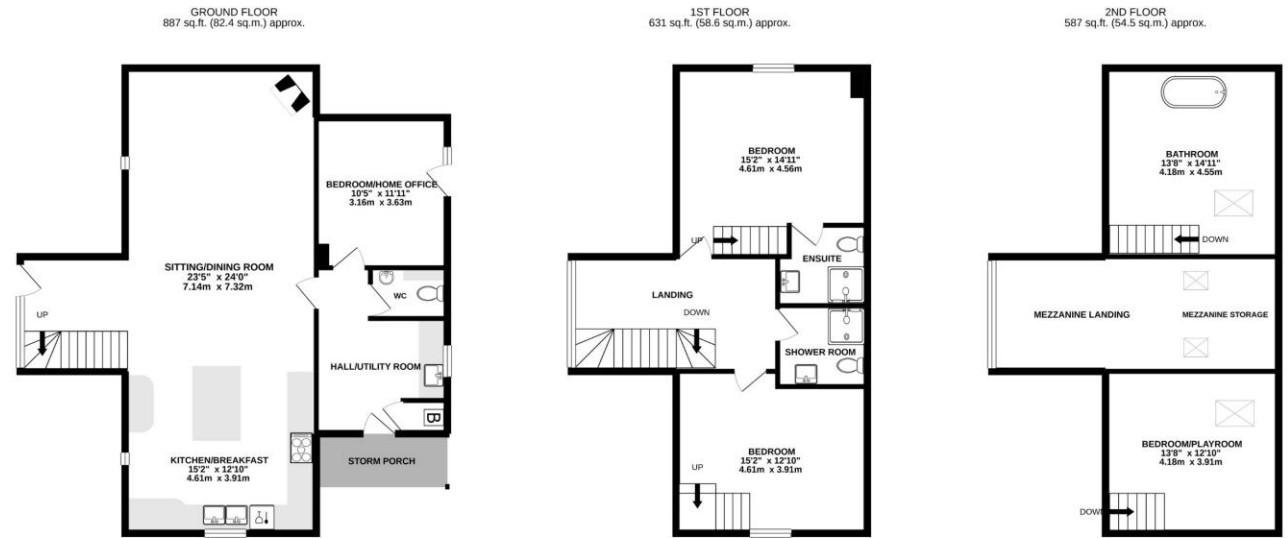
There are direct and frequent train services to London Paddington as well as the west country from the mainline rail stations at Kemble, Chippenham, Bath and Bristol Parkway.

The area is extremely well served for day-to-day provisions. Nearby Hawkesbury Upton, Didmarton and Badminton villages have between them village and farm shops, schools, pubs and a filling station, whilst the former market towns of Tetbury and Wotton under Edge both offer a superb selection of daily shopping amenities. The larger regional and cultural centres of Cirencester, Bath, Bristol and Cheltenham are all within easy driving distance.

Educational options in the locality are first class, with a superb selection of highly rated local schools including Beaudesert Park in Minchinhampton, Westonbirt School, Wycliffe College, plus the renowned schools and colleges in and around Cheltenham, Bath and Bristol.

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TOTAL FLOOR AREA : 2105 sq.ft. (195.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Services

We understand that mains water, electricity and telephone are connected. There is a private drainage system and oil-fired central heating and hot water systems.

Council Tax - Band D

EPC – Band C - 76

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent



33 Castle Street, Cirencester
Gloucestershire, GL7 1QD
01285 648 118 lettings@mooreallen.co.uk

DISCLAIMER

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