

1 SOUTHBURY FARM BARN

Colesbourne, Cheltenham, Gloucestershire



MOORE ALLEN
& INNOCENT

1 Southbury Farm Barn £ 1,750 pcm

Colesbourne, Cheltenham

A particularly stylish and fully furnished two double bedroom, two bathroom barn conversion set within a picturesque and private rural estate on the outskirts of a pretty village between Cirencester and Cheltenham.

Accommodation

Available from mid /late august on flexible terms if desired, the semi-detached property has been converted and finished to an exceptionally high standard throughout and boasts many beautiful design and energy saving features such as the eco-friendly ground source heating supplying ample heating at minimal cost.

With further features including fast Wi-Fi broadband, stunning views, and garden maintenance included, early viewing of this outstanding opportunity is highly recommended.

The light and airy ground floor accommodation offers a spacious open plan kitchen /dining /lounge configuration complete with wood burning stove and underfloor heating, ideal whether for cosy nights in or formal entertaining.

A particularly noteworthy aspect of the property is the bespoke designed fully fitted kitchen featuring stylish granite worktops, a large matching island unit, integrated appliances, and set off by a lovely, vaulted ceiling with timber beams and extensive picture windows to the front providing stunning rural views and a pleasant southerly outlook.

Also on the ground floor is a double bedroom with adjacent shower room /wc, whilst upstairs there is a further double bedroom serviced by a modern style bathroom, plus a large landing area with a sofa bed for added flexibility. The property also benefits from fast fibre Wi-Fi broadband throughout.

The property is warmed via a modern and efficient ground source heating system further enhancing the eco credentials of this superbly appointed offering.

Externally, there is a generously sized open plan lawned garden to the front of the property with the added benefit of an estate gardener for garden maintenance being included within the rent.

In addition, there is ample off-road parking space which is accessed via an electric gate and private driveway serving this and the adjoining property.

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Close to Home

The stunning semi-detached property is situated on a private rural estate just off the A435 near to the pretty village of Colesbourne and allowing easy access to Cheltenham and Cirencester as well as other major routes via the A417 (c. 2 miles) and M5.

Colesbourne offers a range of local amenities including petrol station general store as well as a superb public house /restaurant whilst nearby Rendcomb offers a Post Office and a well-regarded Doctors Surgery.

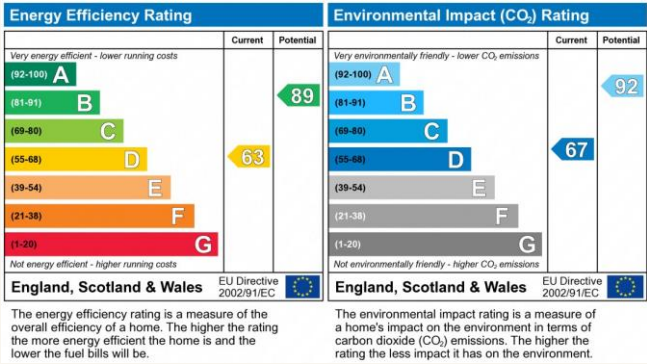
Cirencester, some 10 miles distant is widely recognised as the 'capital of the Cotswolds' and offers a comprehensive range of shopping and other facilities including large Waitrose and Tesco supermarkets together with a superb selection of boutiques,

restaurants and other amenities including a number of sports /leisure clubs and societies.

The Regency town of Cheltenham (c. 8 miles) provides further excellent shopping and numerous cultural activities including the Everyman Theatre, Cineworld multiplex and a host of galleries and museums. It also holds many annual festivals including literature, music, science, cricket and of course National Hunt Racing.

The surrounding countryside offers an extensive network of beautiful footpaths and the area is renowned for its country pursuits, offering many recreational opportunities including polo at Cirencester, hunting with the Cotswold Hounds and VWH, water sports at the Cotswold Water Park and a wide variety of golf courses and equestrian facilities.

Energy Performance Assessment





Services

Heating is via an eco, ground source central heating system and we understand that mains water and electricity are connected. There is a private sewerage system.

Council Tax - Band C

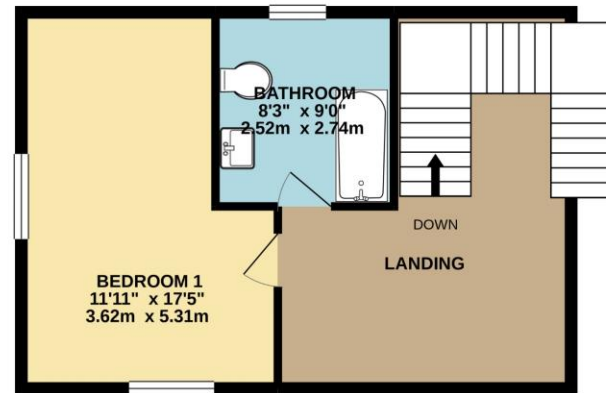
EPC – Band - D

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

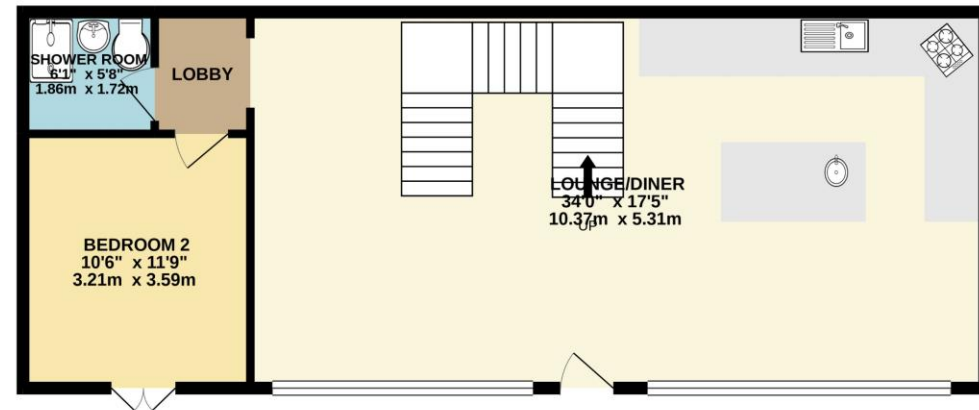


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1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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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