

THE OLD THRESHING BARN

2 MICHAELS BARN, KINGSHILL LANE, PRESTON, GLOUCESTERSHIRE



Cirencester 1.5 miles, Cheltenham 16 miles, Swindon 17 miles, Oxford 35 miles, Kemble Station 5 miles (London Paddington about 69 minutes)
(All times & distances approximate)

A unique opportunity to purchase a spectacular Grade II Listed barn conversion with gardens, garaging and driveway parking.

Ground Floor: Entrance Hall • Kitchen/ Dining/ Sitting Room • Two Bedrooms with Adjoining Bathrooms Third Double Bedroom • Shower Room • Utility Room

First Floor: Dressing Room • Principal Bedroom with Adjoining Bath and Shower Room • Storage Room

Outside: Landscaped Garden • Terrace Garage and Carport • Gravel Driveway with Parking Additional Paddock of approx. 0.39 Acres

For Sale Freehold

Butler 
Sherborn

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DESCRIPTION

Michaels Barns are an exclusive development of three newly built and two converted barns situated in the village of Preston, on the edge of Cirencester.

The Old Threshing Barn is a Grade II Listed barn seamlessly combining character and a contemporary finish to create stunning accommodation arranged over two floors. The property benefits from 10 year Structural Defects Insurance. An entrance hall leads to the open plan kitchen/ dining/ sitting room area with an impressive vaulted ceiling and exposed beams. This entire area is flooded with natural light from impressive glass doors which open to the front garden and terrace. The separate utility room leads off from the kitchen area. The property offers exceptional flexibility with four bedrooms, 3 being on the ground floor. Two of these bedrooms have ensembles, and there is a separate family bathroom. From the entrance hallway the staircase rises to the principal bedroom suite which affords a generous dressing room with built in wardrobes and a bath and shower room. The first floor landing leads to a separate spacious storage room.

Outside, the lawned garden is bound by mature hedging and features a patio terrace perfect for outdoor entertaining. There is generous driveway parking as well as a garage and carport. Separate from the house and adjacent to the garage is an additional 0.39 acres of paddock.

SITUATION & AMENITIES

Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital, the highly regarded Barn Theatre, weekly Farmer's markets, several supermarkets, plus a large variety of independent shops, boutiques, pubs, and restaurants. A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking. Private and state schools in Cirencester and the nearby area are excellent.

The larger centres of Cheltenham, Gloucester, Swindon, and Oxford are all within easy reach by car. Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (5 miles).

SERVICES

Mains water and electricity. Air source heat pump central heating and hot water. Underfloor heating to the ground floor. Private drainage to Klargester. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The paddock is to be sold with an Overage Clause retaining 30% for 25 years from July 2023.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council





VIEWINGS

Viewings by appointment only. Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (Postcode GL7 5PP)

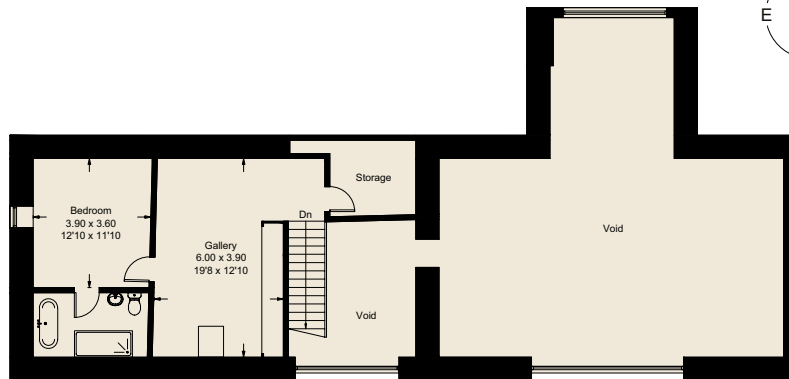
From Cirencester take the A417 towards Fairford and Lechlade travelling along the London Road. Continue straight over the mini roundabout and take the next right hand turning onto Kingshill Lane. Continue straight for approximately one mile, passing the football club, and the entrance to Michaels Barns is the first entrance on the right hand side.

what3words: ///imprints.author.owners

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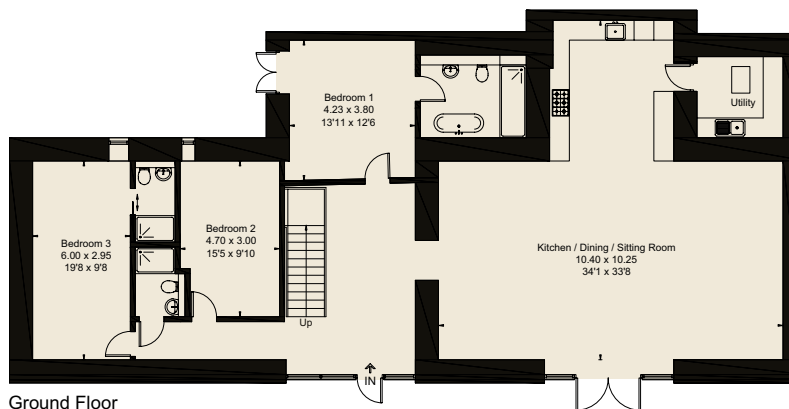
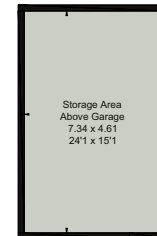
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Approximate Floor Area = 247.4 sq m / 2663 sq ft (Excluding Void)

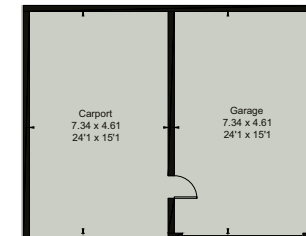


First Floor

Approximate Floor Area = 67.6 sq m / 728 sq ft (Excluding Carport)



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #81988

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