



## Hillcrest Barn

Laynes Court, Birdlip, Gloucestershire, GL4 8LH



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*An exclusive and private development of just four outstanding properties set within an idyllic position in the sought after village of Birdlip enjoying the most outstanding views.*

- Reception hall
- Open plan Kitchen/Dining/Living area
- Principal bedroom with En Suite
- Three further bedrooms
- Family bathroom
- Gardens
- Ample parking
- Garden storage
- Home office

Laynes Court is an outstanding development of just four luxury homes. Designed to complement the surrounding architecture and landscape, each property sits in a generous plot within a private enclave. Each home is individual in style internally and externally, with particular thought given to practical and comfortable living arrangement with a luxury finish ideal for contemporary living. All beautifully proportioned with private gardens and parking.

Hillcrest Barn is set to the front of the enclave, a beautiful barn conversion built of mellow Cotswold stone in keeping with its heritage yet with the luxurious commodities one would expect of a new build home. The accommodation is well planned, principally arranged over the ground floor with internals that extend to over 2460 sq ft. The entrance hall introduces the accommodation which is conceived on a lateral plan with two of the bedrooms (one with en suite shower room) arranged within their own quarters to one side of the hall and to the other side, the magnificent reception space which is open plan with vaulted, beamed ceilings that enhance the volume of the house.





The kitchen and dining area is fitted with bespoke units by reputable Hacker, a large breakfast island with curved cabinetry and high quality appliances by both Siemens and Caple. This opens to a superb seating room with double doors leading to the sun terrace and further gardens, making the most of the most beautiful views. Off the inner hallway is a utility room, plant room and cloakroom.

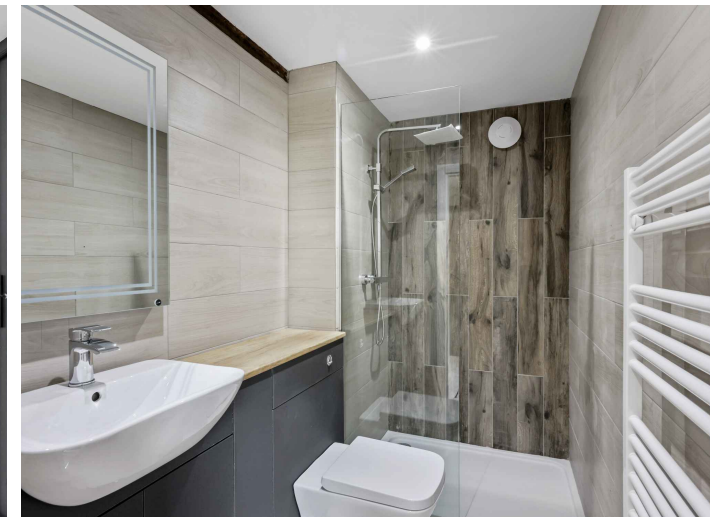
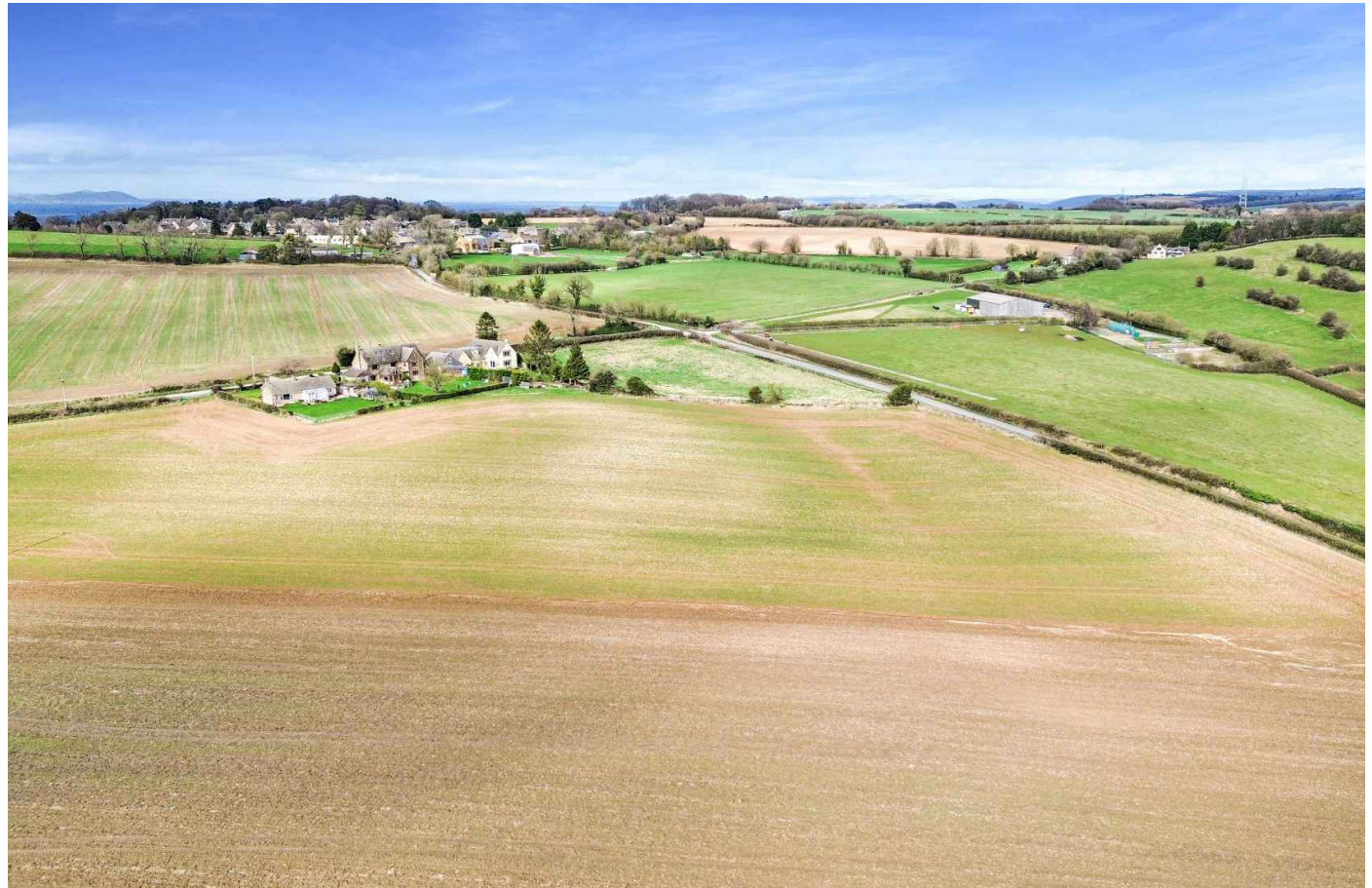
On the first floor are two further double bedrooms and a luxurious bathroom.

#### Outside:

From the select enclave in which the house is positioned, a driveway provides formal parking for numerous cars and access to an outbuilding which has been designed to include an expansive home office and storage. The garden is beautiful, landscaped to be low maintenance and bounded by Cotswold walling, this charming space enjoys the most idyllic countryside views that are elevated over the valley.

#### Situation:

Birdlip is a lovely Cotswold village a mere 6 miles to the South of Cheltenham. Set in an elevated position, within An Area of Outstanding Natural Beauty, this charming village is surrounded by some beautiful landscape. It is well known for its walking and riding countryside, some of the best in the area with the Cotswold Way trail running alongside it. The village has a primary school, rated 'Outstanding', with a playgroup and after-school club, village hall and church in addition to the Royal George Hotel. Whilst distinctively semi-rural, the charm of Birdlip is its close proximity to larger towns, which offer excellent restaurant, recreational and sporting facilities in some larger centres including, Cheltenham 6 miles, 8 miles from both Stroud and Gloucester and 10 miles from Cirencester. The A417 provides direct access to Gloucester and Cirencester in addition to both the M4 and M5 Motorways.





**Plot 1 Hillcrest Barn**  
 Approximate GIA  
 House – 229.15 Square Metres 2467 Square Feet  
 Out Building – 56.6 Square Metres 610 Square Feet  
 Total – 285.75 Square Metres 3077 Square Feet



This plan is for illustrative purposes only, measurements are approximate and not to scale  
 Outbuildings are not shown to scale or orientation  
 Produced by Lightfall



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B	82	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	