

Aycote Barn

RENDCOMB, CIRENCESTER, GLOUCESTERSHIRE, GL7 7EP



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A BEAUTIFUL BARN CONVERSION NESTLED IN A PRIVATE AND UNIQUE LOCATION OVERLOOKING OPEN COUNTRYSIDE, WITH A MATURE GARDEN, Paddock AND GARAGING CLOSE, TO CHELTENHAM AND CIRENCESTER.

Ground Floor:

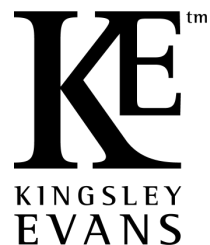
Reception Hall • Kitchen/Breakfast Room • Utility Room • Dining Area • Lounge Area
Sitting Area • Study • Bedroom with en suite • Gym/bedroom 5 with shower room • Cloakroom

First and Second Floor:

Galleried Landing • Principal bedroom with dressing room and en suite • Guest bedroom with ensuite
Two further bedrooms • Family bathroom

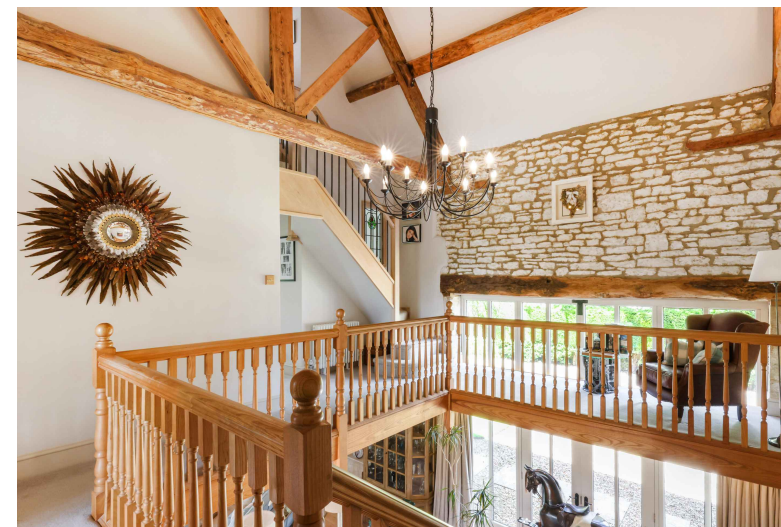
Outside:

Circa 1.6 acres • Mature gardens • Triple garage with storage above • Work Shop • Store



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk





A wonderful example of a modernist barn conversion built entirely for its breathtaking setting, overlooking The Churn Valley. Although the original structure dates back to 18th century, the property you see today is an exemplary conversion implemented in the last 25 years with more recent enhancements and extensions resulting in the most beautiful family home over three floors. This innovative property offers exceptional architecture with the use of traditional building methods with thought given to the detail of its heritage showcasing structural oak beams and trusses, limed timber flooring and exposed brick work to some of the rooms. The volume of windows throughout the house offers a tremendous sense of natural light which is enhanced by the high vaulted ceilings in some areas and a clever layout that combines impressive accommodation with open plan spaces.

The vaulted reception hall is the most welcoming space to introduce the ground floor of this magnificent building. To the left hand side, which was originally the dairy and stock pens, you will find the kitchen/breakfast/family room, utility room, and gym with shower room. The gym could make for an additional bedroom should one require. There is a rear entrance hall, ideal for muddy dogs.

As with any of the best family homes, the kitchen is the heart of the house, 35ft in length, it is a beautifully appointed room with modern, country style units, integrated appliances, an Aga and breakfast island.

To the right of the reception hall, you will find a cloakroom, a double bedroom with en suite, and an opening to the formal reception areas.



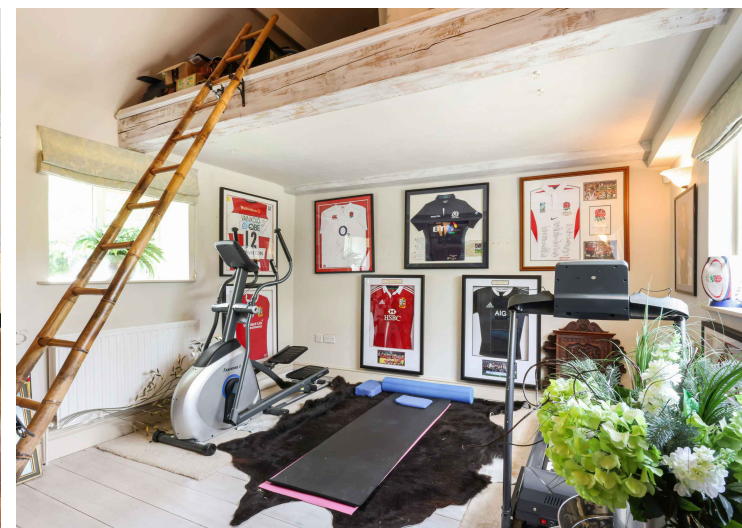
The central lounge area is a glazed atrium, a wonderful room which introduces the ground floor of the main, three storey building which offers three living and entertaining areas. To one side is a sitting room with a most impressive inglenook fireplace, to the other side is an area for dining, and lastly a snug area which has double doors opening onto the patio. There is a separate study which also has access to the patio. There are two sets of doors from the front and back aspect and at the centre, is an ash staircase which rises to the first floor.

The principal suite, with a dressing room and ensuite, overlooks the south facing grounds and paddocks through a full height window offering a picture perfect countryside scene. There are two additional bedrooms, one with an en suite and the other with built in wardrobes. A family bathroom completes the accommodation on this floor.

The galleried landing provides access to another double bedroom on the third floor via a bespoke open staircase.

Outside:

From the private road in which the house is accessed, electric gates open to reveal the driveway that runs across the front of the barn and along the side to the rear. There is a newly refurbished triple garage, with storage above, which could be used as an additional office. To the rear of the garage is a separate workshop and store room. The gardens and paddock extend to c 2 acres with the most of the grounds enjoying a southerly aspect, with areas of level lawn, beautifully tended border and shrubbery, providing the perfect backdrop for a home of this stature. The paddock and borders have been planted with indigenous trees.



Situation: Aycote Barn is situated about one mile from the pretty village of Rendcomb, home to a post office, shop, village hall, Doctors Surgery and the well regarded, Rendcomb College. Nestled to the edge of The Churn Valley, this area enjoys breathtaking views, excellent walking countryside and beautiful bridle paths. In addition, this location is central to Cheltenham and Cirencester, with further local conveniences found in neighbouring Colesbourne with its garage, post office and shop and The Colesbourne Inn and 1 mile further, Cowley Manor with its gym, spa and wonderful dining options. Cirencester is 6 miles, a wonderful market town, offering super day to day amenities as well as a lido and large Waitrose along with excellent schooling options including various Primary Schools, Deer Park, The Agricultural College and Beaudesert Park and Westonbirt, a little further out. Cheltenham is extremely accessible, only 11 miles, a beautiful town that offers a cosmopolitan lifestyle which is well regarded for its lively restaurant culture and world-renowned schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. From Aycote Barn, there is easy access to the M5 and the M4 via the A417/419, with a train service from Kemble.



AYCOTE BARN, RENDCOMB, GL7

Approx. gross internal area 4012 Sq Ft. / 372.7 Sq M.

Approx. gross internal area 5273 Sq Ft. / 489.9 Sq M. Inc. Garage



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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