

An aerial photograph of a rural property. In the foreground, a large stone barn with a gabled roof is situated on a gravel area. To its left is a smaller stone outbuilding. A dirt path leads from the barn towards the right, passing through a field. The property is surrounded by lush green fields and dense trees. In the background, a small house is visible through the trees. The sky is blue with scattered white clouds.

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THE BARN

Hills Farm, Calves Hill, Chedworth, GL54 4AH

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HILLS FARM, CALVES HILL, CHEDWORTH, GL54 4AH

*A beautiful Cotswold stone barn nestled
in over 3 acres with stables within the
quintessential Cotswold village of Chedworth*

Ground Floor:

Sitting Room • Kitchen/Dining/Family Room
• Bedroom and En Suite

First Floor:

Master Bedroom • Guest Bedroom • Bathroom

Outside:

3.22 Acres of grounds • Off Road Parking
• Three Stables, Tack Room, Large Hay Barn,
Stone Store

DESCRIPTION

Rarely do homes come to the market in this quintessential village and The Barn is set in one of the best positions, elevated above the valley commanding true Cotswold views. The position is much of the charm for this wonderful property which was converted to a residential home in recent years. Nestled within its own 3.2 acres and with outbuildings, including 3 stables, a tack room and large hay store, it makes for a wonderful permanent residence, second home or holiday let.

Constructed from local Cotswold stone and finished to a high standard with modern fittings yet characterful in style, enjoying the charm of its barn heritage. Spanning over 1600 Sq Ft, this is a home built entirely for its plot, views and setting, each room enjoying a lovely vista with light and large rooms. The sitting room introduces the reception space, a lovely room with a log burning stove and a door leading to the side garden which is well planted and mature. Whilst separate, it connects with the kitchen, dining and family room making this a wonderful place in which to entertain. The kitchen itself is set to the rear of the property, overlooking the grounds and with access to the side from two sets of bi fold doors opening to a terrace with steps leading up to the garden. Light and modern in style, it is well appointed with a range of units, fitted appliances and a breakfast bar with a ceiling lantern over flooding this area with natural light.



On ground level is a bedroom with an en suite shower room that acts as a cloakroom for visiting guests via a door from the sitting room. On the first floor, accessed from an Oak staircase, there are two further double bedrooms, the principal room has built in wardrobes and a Jack and Jill style en suite which allows for bedroom two to use from a door on the landing.

THE GARDENS AND GROUNDS

The setting of The Barn is really quite special, as it is enclosed by glorious grounds that extend to over 3.2 acres in an elevated position commanding views over the valley and village. The Barn itself is accessed via double gates opening to a large driveway and stone outbuilding ideal for storage. The gardens open to the broader acreage with three stables, tack room and large hay barn, arranged as a small yard which can be accessed via a car or horse box from a side track behind gates.

Please note, planning has been granted for an Agricultural Building REF 24/00981/FUL measuring 18m x 8m.

SITUATION

The Barn is quietly situated in an elevated position in Chedworth, enjoying stunning views across the valley high above the village. Chedworth itself is highly sought after with a thriving community surrounded by magnificent countryside in the Cotswold Area of Outstanding Natural Beauty. Unlike many of the neighboring villages, Chedworth retains a number of facilities including a primary and nursery school, which has recently become one of the first Net Zero schools in the UK, St Andrew's church, a village hall and communal tennis courts. There are some of the best Cotswold walks and bridal paths from the house with three pubs all within a lovely walking route. Northleach provides amenities for everyday needs, and the larger market towns of Cirencester and Stow-on-the-Wold between them provide more extensive shopping and recreational facilities. There are a number of excellent schools in the vicinity, including the highly regarded Cotswold School in Bourton-on-the-Water, The Cheltenham Ladies' College, Dean Close and Cheltenham College all in Cheltenham's centre, about 12 miles. Leisure facilities in the area include golf at Shipton Oliffe, Naunton Downs and the nearby Cirencester Golf Club at Bagendon; racing at Cheltenham; rugby at Gloucester and water sports at the Cotswold Waterpark.

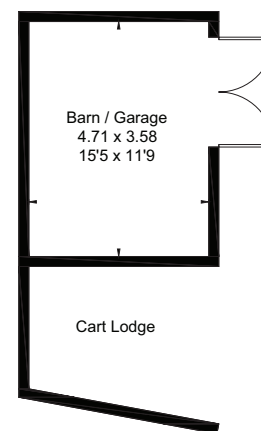
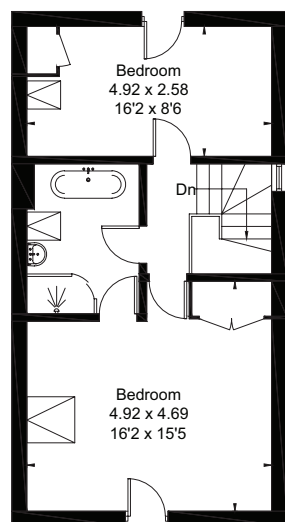
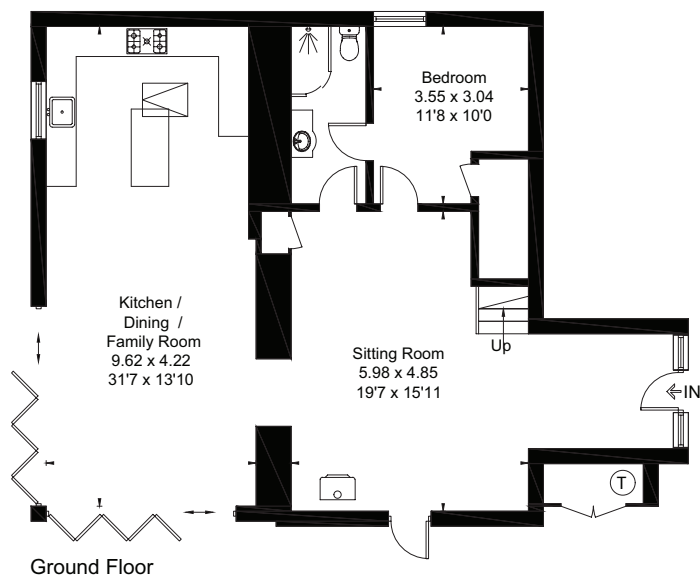
For the commuter, Chedworth provides a wonderful balance of semi-rural living yet easily accessible motorway networks.

Distances: Northleach 4 miles | Cirencester 8 miles | Cheltenham 12 miles | Kemble Station (Paddington 75 minutes) 12 miles | Stow

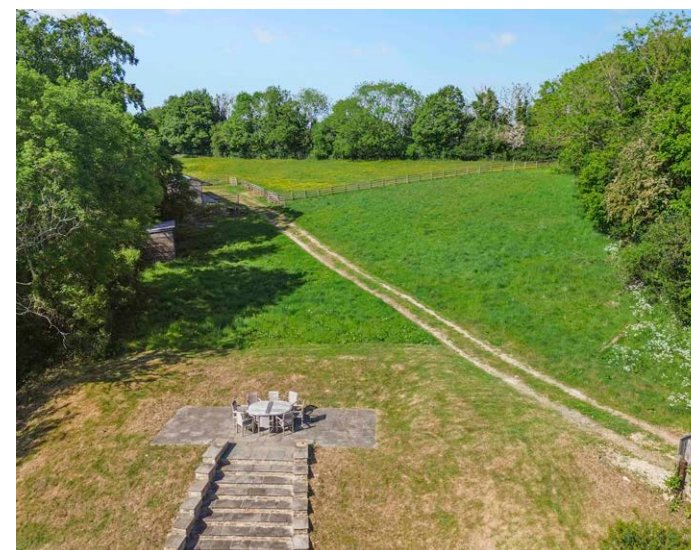


FLOORPLANS

Approximate Area = 151 sq m / 1625 sq ft
Outbuilding = 16.9 sq m / 182 sq ft
Total = 167.9 sq m / 1807 sq ft



(Not Shown In Actual
Location / Orientation)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	