



Hawkwell 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.

- Open plan
- Kitchen/Living/Dining room
- Utility room
- Cloakroom
- Principal bedroom with en suite bathroom
- Three further double bedrooms
- Family bathroom
- Gardens
- Parking and Carport

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.

Hawkwell Barn is a masterful exercise in light and materials all with an eco-friendly approach set within. Lying low in beautifully landscaped gardens, the plan follows the clean lines of a single-storey, complementing its neighbours and retaining its natural heritage.

The layout has been designed with contemporary living in mind. The volume of windows and the vaulted ceiling in the main reception area contribute to a contemporary approach to the space, volume, and natural light of the house. Clever details combine to produce a sociable design with the ground floor organised as a considerable, open plan kitchen/dining/living room adjoining a large veranda and onto open views.



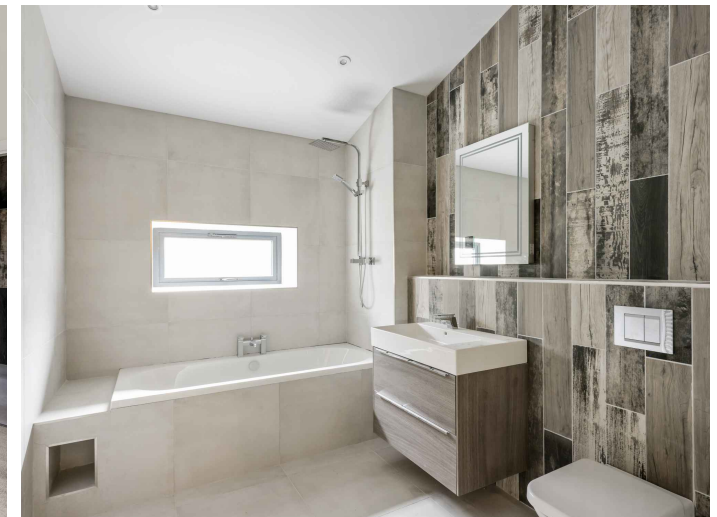
The kitchen itself is beautifully appointed with a selection of bespoke units by Hacker and comprehensive range of integrated appliances from Siemens and Caple. There is a utility and cloakroom to one corner of this floor. The far side of this floor is designed entirely for the bedroom space. A completely separate quarters with each bedroom arranged a large landing. The principal suite has an en suite bathroom and a luxury bathroom serves the remaining three double bedrooms.

Outside:

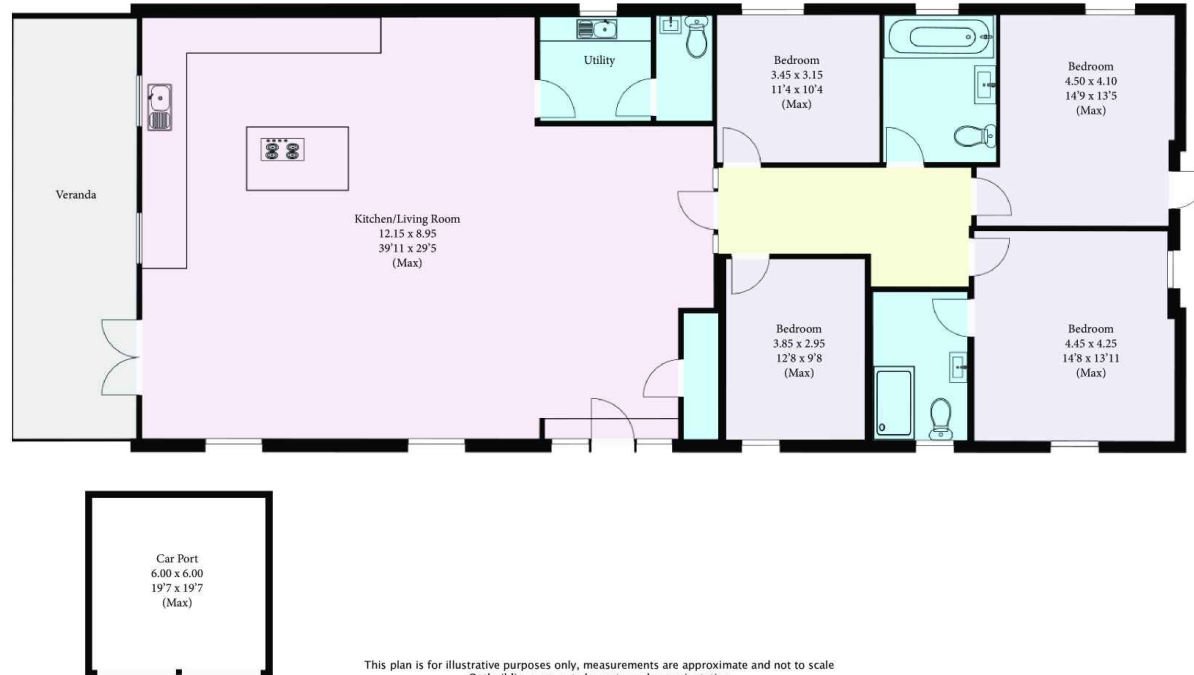
From the select enclave in which the house is positioned, a driveway provides formal parking for numerous cars and access to the carport. The garden is beautiful, landscaped to be low maintenance and bounded by Cotswold walling, this charming space enjoys the most idyllic countryside views that are elevated 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 4 Hawkwell Barn
Approximate GIA
 220.5 Square Metres 2374 Square Feet
 (Excludes Veranda and Car Port)



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

