An aerial photograph of a large, U-shaped stone building with a dark grey tiled roof. The building features multiple dormer windows and a central entrance with large glass doors. The courtyard in front is paved with stone and contains a circular garden bed with various plants, a small lawn area, and a wooden bench. The surrounding area is lush with greenery, including trees and a well-maintained lawn.

KE<sup>™</sup>  
KINGSLEY  
EVANS

MULBERRY BARN  
Shipton Oliffe, Nr Cheltenham, GL54 4HZ



# MULBERRY BARN

SHIPTON OLIFFE, NR CHELTENHAM, GL54 4HZ

*A beautifully finished barn conversion immersed in private gardens of 0.6 acres with flexible living and bedroom accommodation, and an annex.*

- Main House – Reception Hall, Kitchen/Breakfast/Family Room, Sitting Room, Utility, Study/Bedroom, Master Suite with En Suite, Two Further Bedrooms (one with En Suite) Shower Room
- Annex – Kitchen, Sitting Room, Two Bedrooms, Bathroom/Shower Room
- Outside – Courtyard Garden, Parking, Double Garage, Formal Gardens

## DESCRIPTION

Mulberry Barn is a unique barn conversion with accommodation largely arranged on one level in a horse shoe shape configuration. The principal elevation is Cotswold stone, making it a home of character and inside, classic vaulted ceilings, some of which are beamed, show nods to its heritage. The orientation of the house allows for full views over a private central courtyard at the rear and broader lawned gardens to the front.

At over 3800 Sq Ft, the internal accommodation is flexible and with the addition of an annex, offers various usage including multi-generational living or as a potential income stream, should a prospective buyer wish. The current owners have made significant improvements to the house, carefully retaining the charm with a modern update making Mulberry Barn the most comfortable home with an immaculate and stylish finish.

Entrance is via a porch, with a cloakroom off and double doors that open to the sitting room, a beautiful space that overlooks the central courtyard. A fireplace is a feature to the room along with a series of full height glazed windows that flood the room with light. To one side is the principal bedroom with an en suite bathroom, built in wardrobes and doors leading to outside. To the other side, is a reception hall with a staircase that rises to a large room positioned above the sitting room, which the current owners use as a secondary sitting room/study, but it could also provide an occasional bedroom, or playroom should it





be required. Also off the hall is the kitchen/dining and family room. Designed for entertaining and family life alike, this open plan space is particularly impressive with a vaulted ceiling and a range of modern cabinetry, integrated appliances, and a breakfast bar for seating. A sitting area is next to bi fold doors that open to an expansive terrace and further to the garden, at the far end of the kitchen is a dining area. Off the kitchen is a utility room and a boot room that gives access to the internal courtyard.

Two bedrooms, one with an en suite and one next to a shower room complete the accommodation.

To the easterly side of the house is the annex, which has its own private and independent access. This lovely space comprises a sitting room, kitchen, two bedrooms and a bathroom.

#### OUTSIDE

Lying low within its plot, Mulberry Barn occupies a tranquil and private setting nestled in its own plot of c0.6 acres. Electric gates are a grand entry to the house and gardens, with a sweeping driveway, bounded by a Cotswold stone wall, providing off road parking and access to the double garage. Hedgerow borders the formal gardens at the front, an expanse of level lawn that provide a wonderful setting for the house. The internal courtyard is a fundamental element to the overall feel of the house, arranged with patio terraces, a water feature, herb and flower borders, it is intrinsic and central to the design of the plot. The position is, without any doubt, one of the finest with the property immersed in its own acreage.

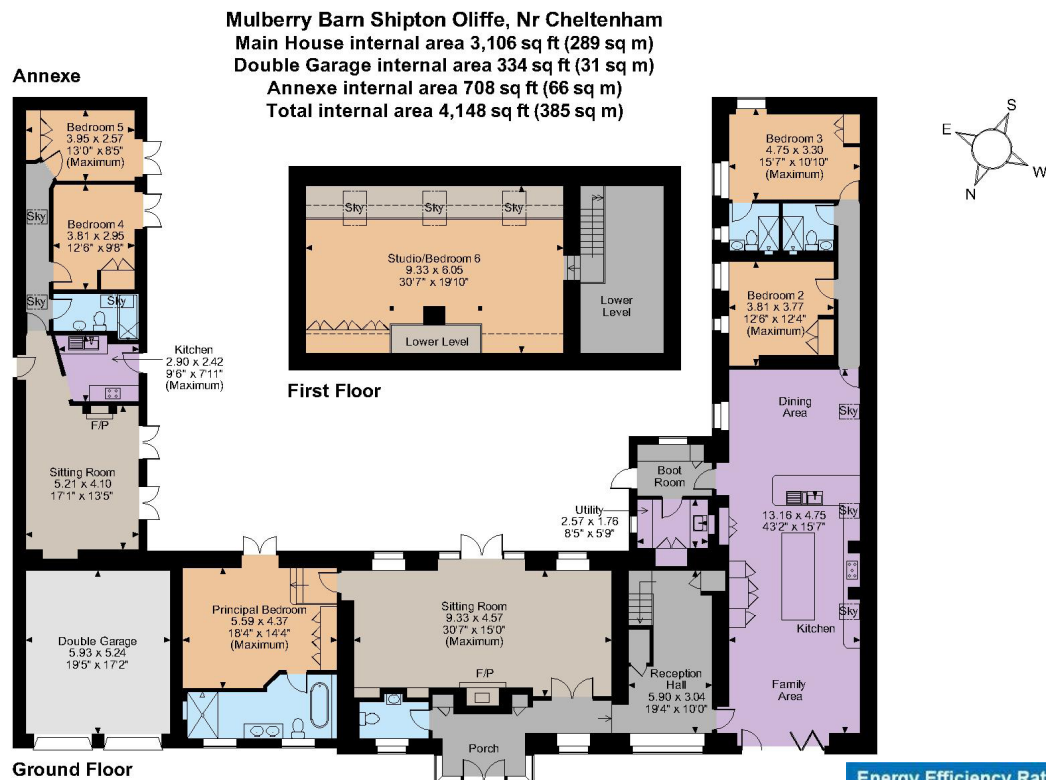
#### SITUATION

Shipton Oliffe is a quintessential Cotswold village in an area of Outstanding Natural Beauty and home to a vibrant community. Despite being semi-rural, the village is extremely accessible having the A40 within a mile of the property, providing good east/west access to London, Cheltenham and the M5, whilst the nearby Fosseway gives excellent north/south access. Within a walk is the reputable Frogmill Inn, in addition to the village of Andoversford which offers a primary school, public house and village shop. Bourton on the Water, less than ten miles away, has a wider range of amenities as well as the popular Cotswold School. Cheltenham is within an easy and comfortable drive, just eight miles and has a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edwards and Balcarras Secondary school, a nationally known state school in the nearby village of Charlton Kings. As well as superb educational facilities the town is well known for the many festivals that it holds as well as the cricket and National Hunt festivals. Walking countryside in and around Shipton Oliffe is at its best, there are also several golf courses on the edge of the town including Shipton Golf Course.

Services : Oil central heating, mains electricity and mains water . EPC is available. Private drainage. Tenure - Freehold.







**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8598027/CJN

