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PROPERTY MADE PERSONAL



Driffield Cirencester, Gloucestershire, GL7 5PY

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Key Features



- Generous and well configured Barn Conversion
- Set in just under one acre plot
- Pretty Cotswold village, just outside Cirencester
- Five bedrooms
- Three reception rooms
- Kitchen dining room
- Utility room & cloakroom
- EPC - D

About the property

Tucked away in the peaceful Cotswold village of Driffield, The Old Barn is an exceptional five bedroom barn conversion, full of character and charm. Bursting with period features including exposed beams and stone walling This striking family home offers just under an acre of private grounds and paddock with views across open farmland. From the moment you step into the impressive reception hallway, with its vaulted ceiling and galleried landing, you are met with a sense of space. The hallway flows seamlessly into a stunning open plan dining and family room, centred around a large picture window that perfectly frames the garden and countryside beyond. A door leads out to a covered rear terrace, ideal for all season entertaining. The separate sitting room is a warm and inviting space, boasting a full-height stone fireplace with fitted wood burner and exposed stone alcoves. The dual-aspect kitchen/diner is stylish and practical, offering a generous range of units, integrated appliances, and space for a table. A large utility room with access to both the front and rear gardens completes the ground floor. Upstairs, the galleried landing provides storage and leads to five well-proportioned bedrooms. The principal suite features a vaulted ceiling with exposed beams, a walk-in

wardrobe, and a en-suite bathroom with both a bath and shower over. Bedroom two also benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

The extensive grounds are a real highlight. A gravel driveway provides ample parking and leads to a double garage and workshop with twin doors - one electric. The beautifully landscaped rear gardens are mainly laid to lawn and bordered with mature planting, creating a peaceful and private setting.

A covered patio area, set beneath the rear roofline, offers the perfect space for dining, whatever the weather. Beyond the formal gardens lies a paddock, complete with two stables, a storage area, vehicle hardstanding, and access to the adjoining lane, ideal for equestrian use or those seeking space for outdoor hobbies.

Depending on the terms of the sale, an overage clause may be discussed and/or added to the contract of the property.

Amenities

Driffield is a village in the Cotswold district of Gloucestershire, England. It is situated 2 miles east-southeast of Cirencester. Driffield was anciently known as Drifelle. Close by is the market town of Cirencester which is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach. Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town, and the area has numerous open green areas to visit for picnics and walks.



Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Cirencester head towards Swindon along the A429, at the roundabout take the second exit on to the A419, passing Dobbies on your right take the next left turning. Follow the road until you see a sign post for Harnhill and Driffield, take this right turning. Keep following the road through the village until you reach a phone box opposite a pond, at that point take the left hand turn and you will find The Old Barn on the right hand side.

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Oil

Local Authority

Cotswold District Council

Council tax Band - G

Our reference

CIR220420

10th November 2025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

We have had 20+ happy years in The Old Barn. We are reluctant to leave but moving to future proof for old age. We love the space and character of the building along with indoor/outdoor feel and find we don't rattle around in it. Driffield is a small friendly village with good road links.







**Approximate Gross Internal Area 2750 sq ft - 256 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1470 sq ft – 137 sq m

First Floor Area 1280 sq ft – 119 sq m

Garage Area 363 sq ft – 34 sq m

Outbuilding Area 402 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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