

PerryBishop

PROPERTY MADE PERSONAL



Sheephouse Lane, Barnsley, Cirencester, Gloucestershire, GL7 5DZ

Sheephouse Lane, Barnsley, Cirencester, Gloucestershire, GL7 5DZ

Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Stylishly presented family home
- Set on a secluded, approximately three acre plot
- Rural setting on the edge of a popular Cotswold village
- Kitchen dining room
- Utility room & cloakroom
- Stabling, workshop, field shelter, shed, and static caravan
- Private gardens and paddock
- Potential to extend subject to planning permission

About the property

Barnfields is a stylishly presented four bedroom detached home, sitting on a secluded and immaculately tended plot of approximately three acres within a rural setting on the edge of the popular Cotswolds village of Barnsley, with the convenience of just a three and a half mile drive to the centre of Cirencester.

The accommodation is arranged over two floors and briefly comprises entrance hall, bedroom with en-suite shower room, two reception rooms, kitchen dining room, cloakroom, utility room and integral double garage to the ground floor. The first floor provides three further double bedrooms with the principal bedroom benefitting from an en-suite and the other two bedrooms serviced by a separate bathroom.

Outside, the house is approached via gated gravel driveway with parking for several cars, leading to the

double garage.

There is also stabling with three loose boxes, workshop field shelter and shed, as well as a static caravan.

The land is divided to offer private gardens and paddock. The garden dining pod is available by separate negotiation.

The property also offers the scope to be added to or reconfigured if required, a planning application for a two storey and single storey extensions to rear and side of the dwelling which included rooflights, porch, veranda and car port situated on driveway was granted in 2021, but has since lapsed. (CDC Application ref: 21/01576/FUL – Date of decision: 1st June 2021).

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.

Amenities

Barnfield occupies an idyllic setting one mile to the south of the popular village of Barnsley. Barnsley is a very attractive and unspoilt small Cotswold village that lies between Cirencester and Bibury. The village has an excellent pub, aptly named The Village Pub, and also a charming small boutique hotel, 'The Pig in the Cotswolds', formerly Barnsley House. Cirencester (4 miles) has an excellent range of shops and services. The main regional centres are Cheltenham, Gloucester, Swindon and Oxford. About 3 miles from the A419 dual carriageway for access



to junction 15 of the M4 at Swindon and junction 11A of the M5 at Gloucester.

Direct rail services to London Paddington from Kemble or Swindon stations; the latter scheduled to take from approximately 55 minutes.

Ample local sporting opportunities including a number of golf courses, polo at Cirencester Park and National Hunt racing at Cheltenham.

A good range of private and state schools in the area.

The former include the Cheltenham Colleges, Hatherop Castle, Beaudesert Park and Rendcomb College.

Directions

From Cirencester, at the London Road roundabout take the Burford Road (B4425) towards Bibury. After around 2.5 miles, at the crossroad, take the left hand turn into Sheephouse Lane. The property can be found on the left hand side after approximately 0.7 miles.

What3Words /// prefix.seeing.sundial

Services & Tenure

The tenure is freehold. Mains electricity is understood to be connected. Oil-fired central heating. Private drainage and water.

Local Authority

Cotswold District Council.

Council Tax Band G.

Our reference

CIR/SW/CDH/19062025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk





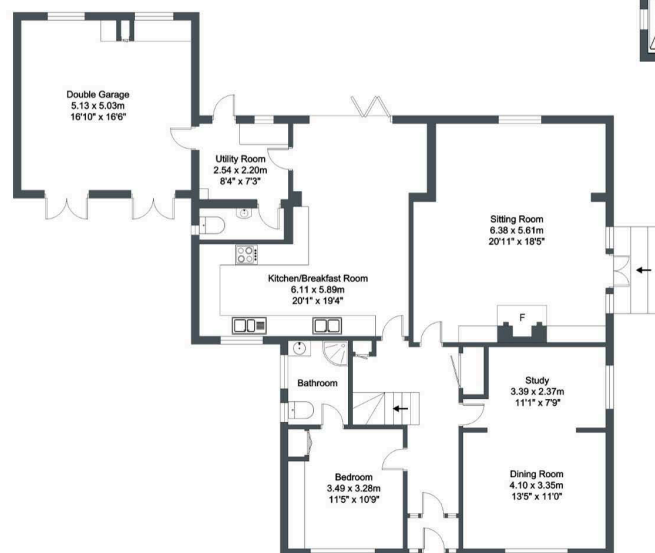




Gross Internal Area Approx (House Including Garage)
House 237 Sq meters / 2551 Sq feet
Stables / Workshop 57 Sq meters / 613 Sq feet
Machinery Store 20 Sq metres / 215 Sq Feet
Total 314 Sq meters / 3379 Sq feet



Static Caravan



Ground Floor



First Floor



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

