

PerryBishop

PROPERTY MADE PERSONAL



Blenheim Barn, Laynes Court, Birdlip, Gloucester, Gloucestershire, GL4 8LH

£1,695,000

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Laynes Court, Birdlip, Gloucester, Gloucestershire, GL4 8LH

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

- Eco Friendly
- Outstanding Views
- Five Bedrooms
- Huge Living Space
- Car Port
- Large Garden
- High Specification
- EPC: TBC

About the property

Blenheim Barn, the largest of the four properties in this exclusive development, sits proudly at the forefront, offering uninterrupted views of the stunning open countryside. This impressive home spans over 4,120 square feet, meticulously designed to maximize both the breathtaking views and the spaciousness.

As you enter Blenheim Barn, you are immediately struck by the grand scale of the property. The ground floor boasts a vast open-plan kitchen, featuring high-quality Hacker units and top-of-the-line integrated appliances from Siemens and Caple. The entrance hall, dining and living room areas, perfect for large family gatherings or entertaining friends are enhanced by bifold doors that open to reveal the private gardens and the serene countryside beyond. This seamless connection between indoor and outdoor spaces ensures an abundance of natural light and a continuous flow throughout the home.

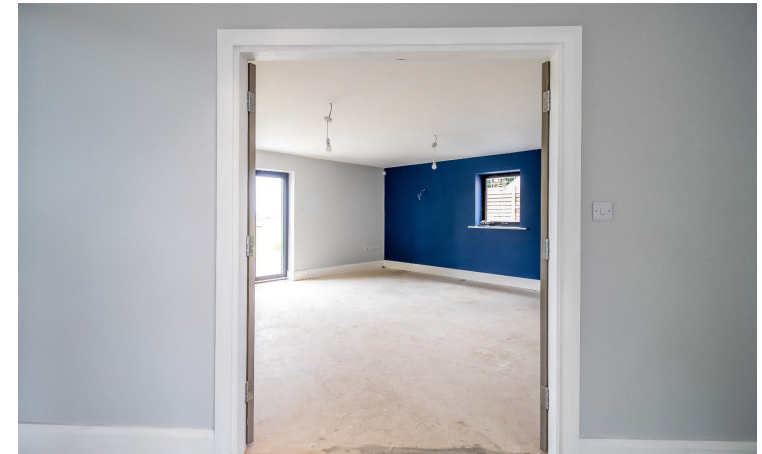
The ground floor also includes a generously sized sitting room, complete with double doors leading to the patio and gardens, providing a perfect setting for relaxation. Additionally, there is a versatile home office, which can serve as a sixth bedroom with its own ensuite bathroom, a large utility room, and a convenient cloakroom. Every detail has been thoughtfully considered to provide both comfort and functionality.

A bespoke staircase leads you to a galleried landing that surrounds a stunning atrium, creating a striking architectural feature. From here, access each of the spacious double bedrooms. The principal suite is a true retreat, featuring an ensuite bathroom and a walk-in wardrobe. The remaining four double bedrooms are serviced by a well-appointed family bathroom, ensuring ample space and privacy for family members and guests.

The expansive garden of Blenheim Barn is predominantly laid to lawn, with a full-width patio that offers an ideal space for outdoor dining and relaxation. A small copse of trees and a wild meadow add to the sense of tranquility, providing a natural escape from the hustle and bustle of daily life. The low-height fencing allows for uninterrupted vistas over the picturesque countryside.

Practicality is also at the forefront, with ample parking available within the adjoining carport. Blenheim Barn represents a rare opportunity to own a home that seamlessly combines modern luxury with the timeless beauty of rural living.

In addition to its aesthetic and practical attributes,



Blenheim Barn is also eco-friendly. The home is powered by air source heat pumps, providing efficient and sustainable heating and furthermore includes EV charging points.

Amenities

Birdlip is a Cotswold village around 6 miles south of Cheltenham, 8 miles south east of Gloucester and provides good access to Cirencester, Swindon and M4, as well as A40 for Oxford and London. The village has a much sought-after primary school and a traditional Inn at The Royal George Hotel. Out of the village, the Cotswold Way runs through a designated area of outstanding natural beauty. A major supermarket is available a few miles away in Brockworth.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

What 3 Words: [///indicates.peachy.stylis](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: TBC

Our reference

LND/NW/RN/17072024

We'd love to hear from you

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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.

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