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PROPERTY MADE PERSONAL

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

£1,250,000

Hawkwell Barn,

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

Key Features

4	2	1
Bedrooms	Bathrooms	Reception

- Eco Friendly
- Single Storey Living
- Four Double Bedrooms
- Veranda
- Beautiful Views
- Car port and parking
- EPC: TBC

About the property

Nestled at the back of the development, Hawkwell Barn exemplifies superb single-storey living, taking full advantage of stunning views across the open countryside.

As you enter this beautiful new build barn, you'll immediately be struck by the spaciousness and brightness of the area. The large open-plan kitchen, dining, and sitting room features a vaulted ceiling, creating an expansive and airy feel. This entire space is illuminated by natural light and offers seamless indoor-outdoor living with double doors leading to a covered veranda and steps down to a beautifully landscaped garden. The kitchen is bespoke, designed by Hacker, and equipped with integrated Siemens and Caple appliances, ensuring a blend of style and functionality.

A well-sized utility room, conveniently located off the main living area, includes a cloakroom for added practicality. The main hallway leads to four generously sized double bedrooms, providing ample space for family and guests. The principal bedroom boasts an en-suite bathroom, while a further family bathroom serves the remaining bedrooms, all designed with contemporary elegance and comfort in mind.

Outside, the garden is predominantly laid to lawn, offering a serene and private outdoor space. The raised patio, covered by the veranda, is perfect for relaxing and enjoying the glorious countryside views. Additionally, the gravel driveway provides ample parking space for numerous cars and includes access to a double carport.

In addition to its aesthetic and practical attributes, Hilcrest 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: ///butchers.familiar.carrots

Services & Tenure
The tenure is Freehold.

Local Authority
Cotswold District Council

Council Tax Band: TBC

Our reference
LND/NW/RN/15072024

We'd love to hear from you
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk

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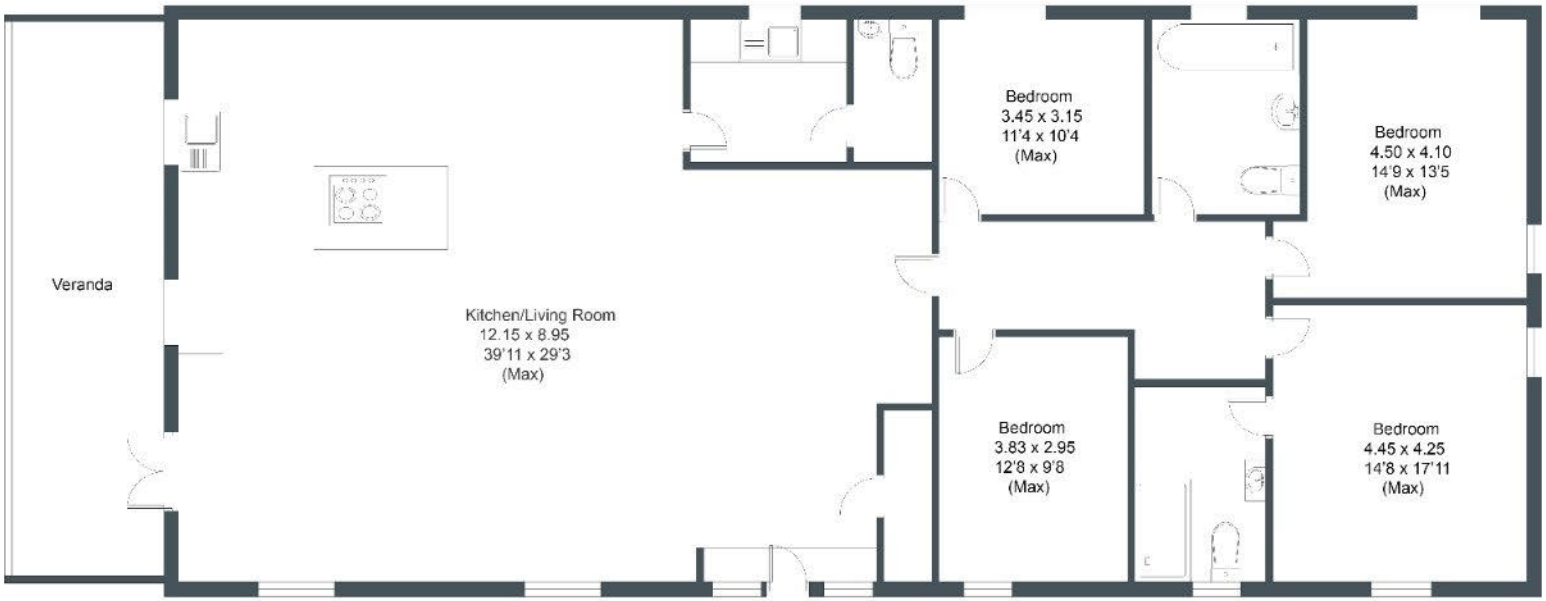
Total area = 220.5 Sqm (approx)



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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.