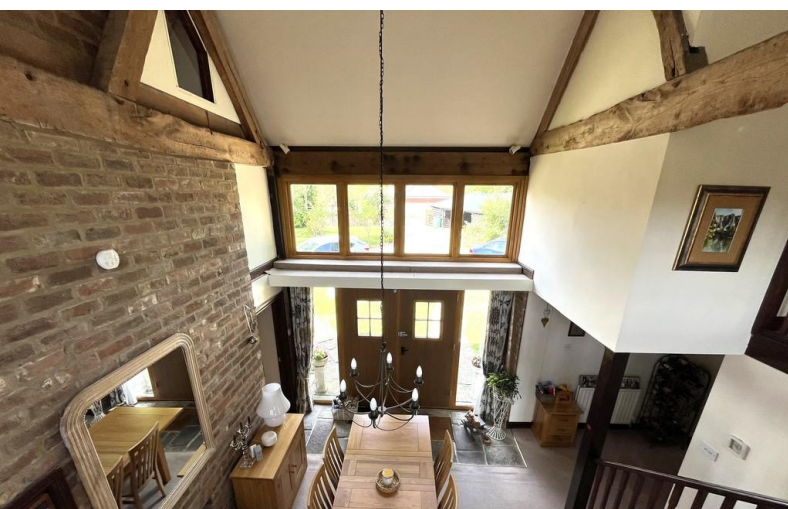


**FOR SALE**



**Oakle Barn, Oakle Street, Churcham, Gloucestershire**

**4 Bedrooms, 3 Bathroom, 3 Reception Barn Conversion**

**Asking Price Of £695,000**





## Churcham, Gloucestershire

4 Bedrooms, 3 Bathroom

Asking Price Of £695,000

- Barn Conversion
- Four Bedrooms
- Picturesque Views
- Galleried Entrance Way
- Mature Front & Rear Gardens
- EPC – E, C Tax G

### DESCRIPTION

Set in the most picturesque of locations in the village of Churcham, with charming views to the rear. We are delighted to offer this substantial and well-appointed four bedroom barn conversion. Offering over 1700 sq.ft. of internal living space and full of character and charm the accommodation comprises; Grand entrance hallway, lounge with open fire place, country style kitchen/breakfast room with utility area and study/office room off. Up the stairs and off the galleried landing are four bedrooms, three doubles with built in storage and one single, family bathroom and further shower room. The master bedroom benefits from en-suite shower room. The property has oil central heating, is double glazed throughout and a total of 4 sheds. Oil central heating. No Onward Chain

### DIRECTIONS

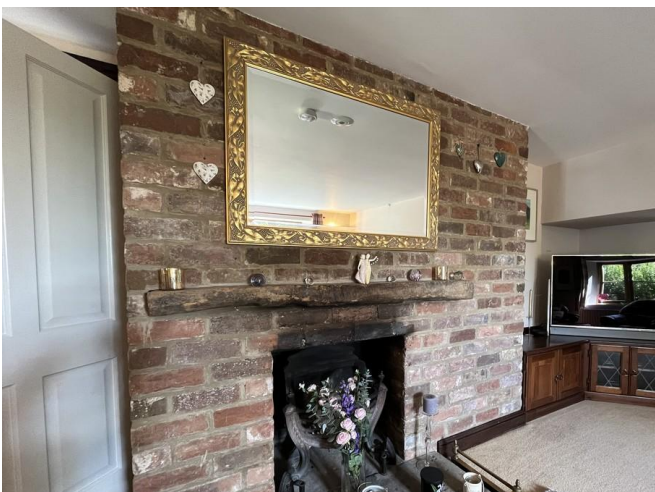
From the A40 heading towards Huntley, turn left into Oakle Street, continue along where the property will be located just after the railway bridge on the left hand side as marked by our 'For Sale' board.

### GRAND ENTRANCE HALL

Enter the property via the large wooden door in to the full height entrance hall with exposed brick walling with inset fire place, exposed beams and timbers, mezzanine landing with four little picture windows to the rear, large glass front windows top and bottom, door to the lounge, door to the kitchen, steps down to the door to the cloakroom, door the rear garden

### LOUNGE

A generous lounge area within various sized windows to all sides, brick fire place and full height chimney, wall lighting, TV point







**CLOAKROOM**

WC & wash basin, window to the rear

**KITCHEN/DINER**

enter in to the dining area of the kitchen with window seat to the front, a fully range of eye and base units on 3 walls, recessed cooker area with the Rangemaster cooker, pantry cupboard, kitchen sink with windows over looking the garden, door to the utility room and door to the study, stone tiled floor

**STUDY/5TH BEDROOM**

This additional room offers a choice of use from study, to playroom or even a downstairs 5th bedroom with windows to two sides, ceiling beams

**UTILITY ROOM/BOOT ROOM**

A good space to the rear of the house with door out to the garden, range of base units, floor standing Caray oil boiler, stone flooring

**LANDING AREAS**

at the top of the stairs there is a large landing area to one side leading to two of the bedrooms and the family bathroom, the mezzanine landing offering a lovely view of the entrance way and up the drive, that leads to a further two bedrooms and the shower room, picture windows and exposed beams

**MASTER BEDROOM**

enter the room via the dressing area with recessed double wardrobe, space for dressing table, floor to ceiling window, bed area with picture windows to the front, vaulted ceiling, beams and door to the bathroom

**EN-SUITE**

double shower cubicle and shower, WC and wash basin, Velux window, beam

**BEDROOM 2**

picture windows to the front, recessed double wardrobe





**BEDROOM 3**

picture windows to the front, single wardrobe, chimney breast

**BEDROOM 4**

double room with windows to two sides

**SHOWER ROOM**

Velux window, shower, wash basin and WC

**FAMILY BATHROOM**

picture windows to the front, bath with mixer tap/shower, wash basin, WC, stone tiled floor, beams,

**OUTSIDE**

enter down the gated gravel drive with ample parking for several cars, on the left are 2 useful sheds at either end of the two covered storage bays (the oil tank is in the far shed). There are pleasant grassed lawn areas and mill stone feature, mature foliage, patio area, gated sided access with views to the countryside beyond, leading round to a mature walled garden, with patio area and path, the old hay barn which could easily be repurposed as an outside kitchen are with a great bit of character (currently there are two shed areas under the original canopy).



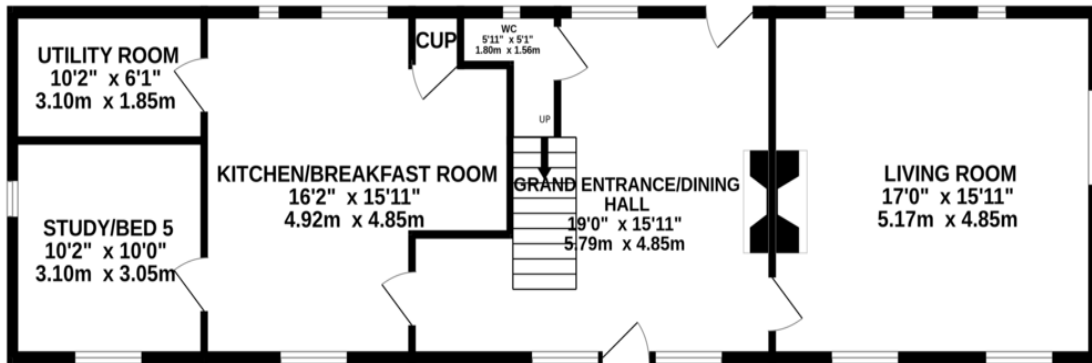
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

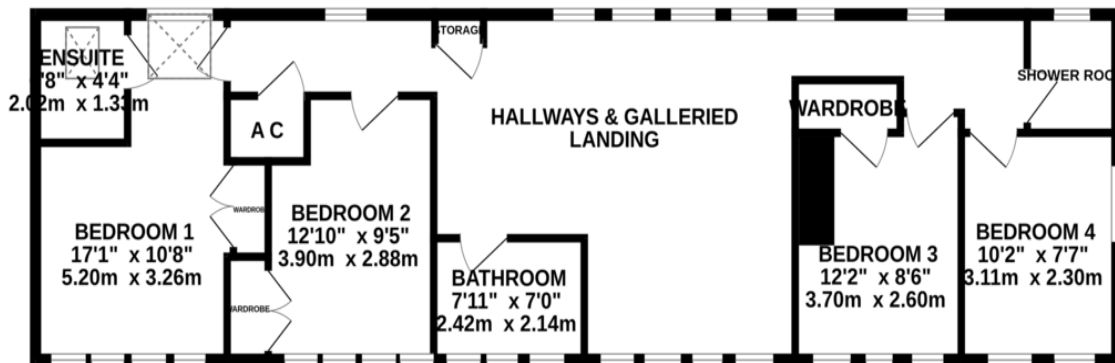




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.