



ABNASH BARN · ABNASH · CHALFORD HILL · STROUD

**MURRAYS**  
SALES & LETTINGS



ABNASH BARN · ABNASH  
CHALFORD HILL ·  
STROUD · GL6 8QN

**BEDROOMS:** 5  
**BATHROOMS:** 3  
**RECEPTION ROOMS:** 3

**GUIDE PRICE** £2,250,000

- Stylish Contemporary Home
- Sweeping Driveway
- Unique Quadrant Seating Area
- Swimming Pool
- Stunning Landscaped Garden
- Large Open-plan Kitchen/Dining Room
- Feature Pond with Jetty
- Triple Garage

An impressive and light-filled home in a stunning location, enveloped by beautifully landscaped grounds with wonderful views, swimming pool and triple garage, thoughtfully extended to create a substantial family home

## DESCRIPTION

Originally the barn to Abnash Farm, this impressive home has been extensively extended by the current vendor to create a spacious and substantial family home.

Accessed via a gated sweeping driveway leading to a parking area with garaging, the home makes an immediate impression.

Handsome oak doors open to a large reception hall. From the moment you step inside, the house feels wonderfully light and spacious, with a flowing sense of openness throughout.

A bespoke Bulthaup kitchen sits at the heart of the home, featuring sleek contemporary cabinetry and plentiful discreet storage. Large windows overlook the terrace and

garden and there is ample room for a good-sized dining table, ideal for informal suppers with family and friends.

A distinctive curved quadrant seating area lies just off the kitchen, an unusual architectural feature that adds character and is an ideal spot for a relaxing coffee whilst soaking up the views of the garden.

The main reception is an impressive room with a high-standing wood burner creating a warming focal point. Leading open-plan to a superb garden room fronting the house, the area works well for year-round entertaining, filling the house with natural light.

A separate snug is ideal for teenagers or simply as a useful second reception.

The sense of space continues into the practical areas of the home with a generously proportioned laundry room, cloakroom, store and boiler rooms, notably rare and valuable features. Access to the triple garage can also be gained from the rear hallway.

Four good-sized bedrooms are located on the first floor, two with en-suite and walk-in dressing rooms. The principal bedroom has a statement en-suite with a bath strategically placed in front of double doors opening to an expansive roof terrace, the perfect spot for a soak in the tub, whilst taking in the panoramic view of the garden. A family bathroom is also located on this level.

A home office overlooking the garden would work equally well as a fifth bedroom.

## GARDEN & GROUNDS

The grounds at Abnash Barn are a real feature of the property. Beautifully landscaped with a host of established trees including white beam and horse chestnut, extensive lawns sweep away from the house creating a wonderful sense of serenity and space. A gently flowing rill meanders through the garden culminating in a tranquil pond complete with charming jetty.

Raised patio and decking areas provide a choice of spots to relax and enjoy views across the garden and a heated swimming pool (solar and boiler fired) is ideal for both relaxing and pool parties.

Wooden electric gates open to a sweeping gravel driveway with ample parking and a triple garage.



## LOCATION

Abnash Barn is situated on the edge of Chalford, a thriving village set in the hills between Stroud and Cirencester and south of Cheltenham.

Characterised by wooded river valleys, this part of the Cotswolds has a cosmopolitan feel, with Stroud in particular, a noted centre for the Arts and Chalford having its own festival.

With excellent local amenities, Chalford is conveniently close to Cirencester and Stroud, both towns with excellent leisure and shopping facilities and popular Farmers Markets.

One of the key draws to the area is the superb selection of schools in both the state and private sector. Stroud has separate boys and girls grammar schools, Beaudesert Park is nearby as well as Wycliffe College and the Cheltenham Colleges run buses for local pupils.

Abnash Barn is set on the upper slopes of what is known as the Golden Valley with lovely walks on a network of public

footpaths, part of the Cotswold Area of Outstanding Natural Beauty.

Other leisure opportunities include golf in nearby Minchinhampton on a championship standard course, National Hunt racing in Cheltenham and premier division rugby at Gloucester, or simply discovering one of the many excellent places to eat out locally.

Transport links are excellent with London circa 2 hours by road or about 90 minutes by train into Paddington from nearby Stroud. The M5 motorway (junction13) for Bristol or the West Midlands is also within easy reach.



## DIRECTIONS

Leave Stroud on the A419 in the direction of Cirencester. Upon reaching Chalford, take the left hand turning into Old Neighbourhood (immediately after St Marys Church) and proceed up the hill towards Bisley. At the crossroads two thirds of the way up, turn right into Abnash. The driveway to Abnash Barn is located shortly after, on the right hand side, identified by wooden entrance gates.





# MURRAYS

SALES & LETTINGS

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## Painswick

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Painswick GL6 6XH

## Minchinhampton

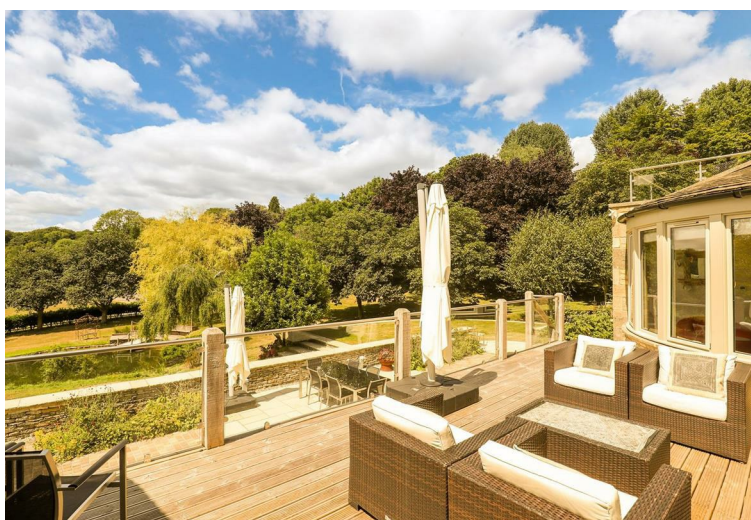
01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

## Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD



## TENURE

Freehold

## EPC

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## SERVICES

Water, Electricity and Gas are connected to the property. Gas Central Heating. Septic Tank Drainage. Stroud District Council tax band G £4082.59. Ofcom Checker: Broadband - Standard 17 Mbps Ultrafast 1000 Mbps, Mobile Networks - EE & Vodafone indoor. all likely outdoor.

For more information or to book a viewing  
please call our Stroud office on 01453 755552



## Abnash Barn, Abnash, Chalford Hill, Stroud, Gloucestershire

|             |                              |
|-------------|------------------------------|
| House       | Approximate IPMS2 Floor Area |
| Garage      | 380 sq metres / 4090 sq feet |
| Summerhouse | 55 sq metres / 592 sq feet   |
| Undercroft  | 14 sq metres / 151 sq feet   |
|             | 11 sq metres / 118 sq feet   |

Total 460 sq metres / 4951 sq feet  
(Includes Limited Use Area 11 sq metres / 118 sq feet)

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07890 327 241

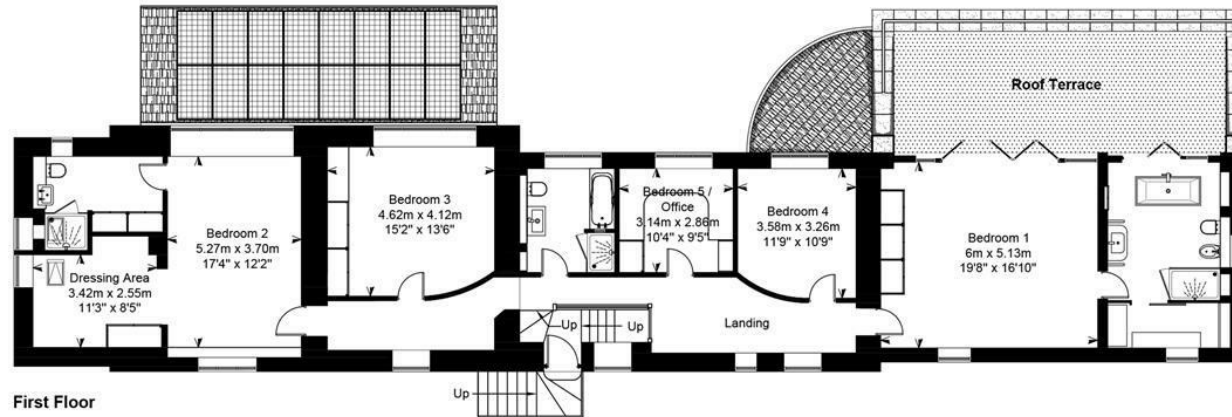
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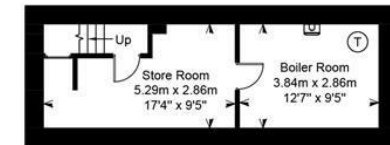
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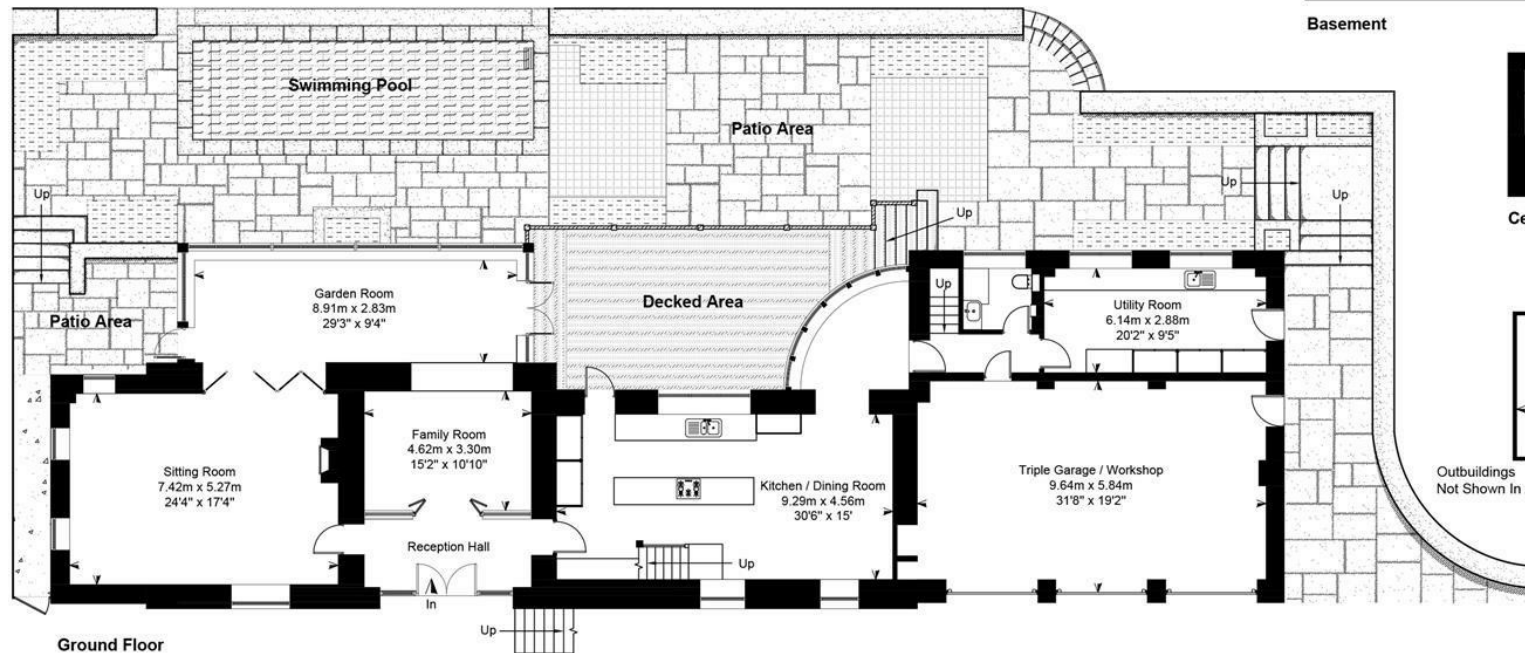
IPMS = International Property Measurement Standard



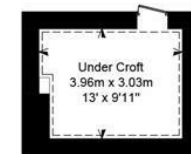
First Floor



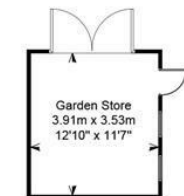
Basement



Ground Floor



Cellar



Outbuildings  
Not Shown In Actual Location Or Orientation

## SUBJECT TO CONTRACT

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