



# Barton Bank, Condicote

Nr Stow-on-the-Wold, Gloucestershire

## Barn conversion overlooking the village green

A spacious property with flexible accommodation, garaging and a small paddock



**3 RECEPTION ROOMS**



**3 DOUBLE BEDROOMS**



**3 BATHROOMS**



**GARDEN AND SMALL PADDOCK**



**0.45 OF AN ACRE**



**FREEHOLD**



**VILLAGE**



**2441 - 2844 SQ FT**



**GUIDE PRICE £950,000**



### The property

Barton Bank was converted from a traditional barn in the late 90s as part of a development of a former racing yard and is in the curtilage of a listed building. The house has retained much of the traditional character, with many rooms having exposed beams and exposed Cotswold stone. The flexible, semi-detached accommodation includes a kitchen/breakfast room, three reception rooms, study and a downstairs en-suite bedroom. There is also a utility room and WC. Upstairs are two well-proportioned double bedroom suites and a large walk-in storage cupboard.

### Outside

Across the courtyard is a traditional outbuilding with potential for use as an office with storage beneath. Attached to the house is a double garage with electric up and over doors and access to excellent storage above. To the north of the house is a paved courtyard accessed from both the dining room and the drawing room.

The gardens are predominantly to the south and east and include a further terrace approached from the drawing room, raised borders and an area of lawn, which runs down to a small pond. Adjacent to the garden is a small area of paddock with a separate access from the village lane. In all, the property extends to about half an acre.



## Location

Barton Bank is situated in the centre of the attractive village of Condicote in the heart of the rolling North Cotswold Hills, surrounded by unspoilt countryside in an area renowned for its charm and many picturesque villages. Within the village there is a church and a village hall. There are local primary schools at Temple Guiting and Longborough. The village, although set well away from the main roads, is conveniently situated for many local centres, including Cheltenham, Cirencester, Oxford and Stratford-upon-Avon, whilst everyday shopping facilities are available in Stow-on-the-Wold and Moreton-in-Marsh. Regular train services run from Moreton-in-Marsh to London Paddington from 92 minutes and from Kingham station from 78 minutes.

## Distances

- Stow-on-the-Wold 4 miles
- Moreton-in-Marsh 6 miles
- Cheltenham 18 miles
- Oxford 32 miles

## Nearby Stations

- Moreton-in-Marsh 6 miles
- Kingham 9 miles

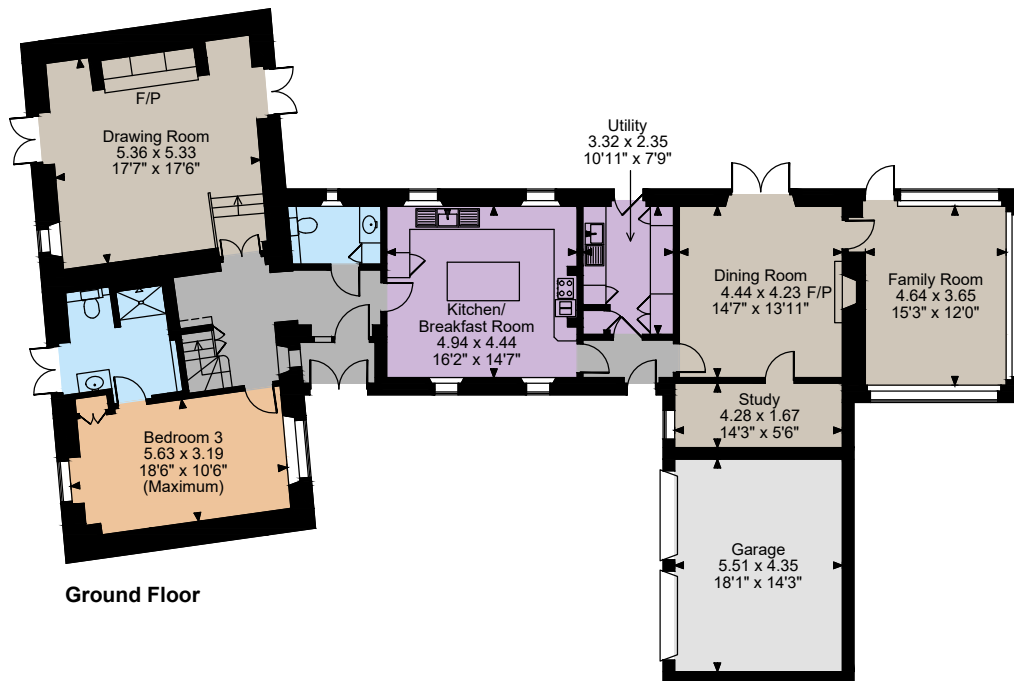
## Key Locations

- Daylesford Organics
- Batsford Arboretum
- Royal Shakespeare Company
- Cheltenham Race Course

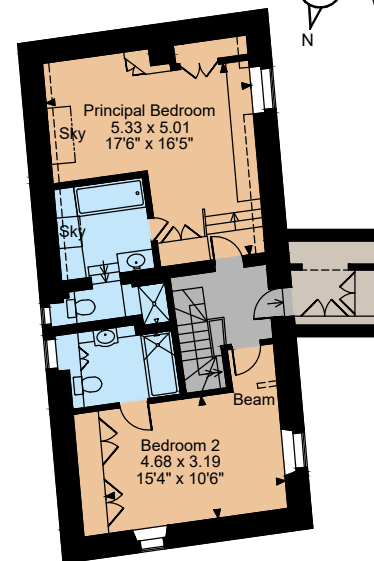
## Nearby Schools

- Cotswold School
- Kitebrook House
- Longborough Primary School
- Cheltenham schools

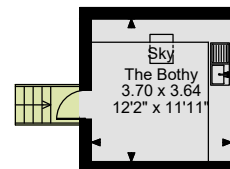




Ground Floor



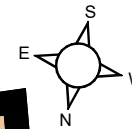
First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8660757/DMS



## Floorplans

Main House internal area 2,441 sq ft (227 sq m)

Garage internal area 258 sq ft (24 sq m)

The Bothy internal area 145 sq ft (13 sq m)

Total internal area 2,844 sq ft (264 sq m)

For identification purposes only.

## Directions

GL54 1ES

From Stow-on-the-Wold, take the A424 north towards Broadway and Evesham. After about 2 miles take the left turn signed to Luckley and Condicote. Pass through Luckley and on entering the village of Condicote, the entrance to Barton Bank will be found on the left-hand side opposite the village green and identified by a For Sale board.

what3words: ///static.impaed.breakfast

## General

Local Authority: Cotswold District Council

Services: Mains water, electricity and drainage. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

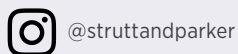
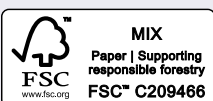
## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

01608 650502

moreton@struttandparker.com  
struttandparker.com

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

