

The Old Barn
Driffield, Gloucestershire



Strutt
& Parker

Land and property. Since 1885.

A beautifully presented barn conversion combining period character, generous family accommodation and versatile grounds with equestrian facilities.

The Old Barn is an impressive five-bedroom barn conversion occupying a peaceful position within the sought-after Cotswold village of Driffield. Originally an agricultural building, the property has been thoughtfully converted to create a substantial family home which retains an abundance of traditional character, including exposed beams, natural stonework and other features associated with its heritage.

Extending to just under an acre of private gardens and paddock, the property offers an appealing combination of spacious accommodation, attractive outside space and useful equestrian facilities, together with far-reaching views across the surrounding farmland.

The house is approached through a welcoming entrance hall, where the impressive, vaulted ceiling and galleried landing immediately establish the sense of volume found throughout the property. The reception hall provides a natural connection between the principal living spaces and creates a particularly striking entrance to the house.

At the centre of the ground floor is a generous open-plan dining and family room. A large picture window provides an attractive focal point, framing views across the garden and countryside beyond, while the room offers considerable flexibility for both informal family life and entertaining. Glazed access leads directly onto a covered rear terrace, creating a natural connection between the interior and exterior spaces. The separate sitting room provides a more intimate reception space and features an impressive full-height stone fireplace with a wood-burning stove and exposed stone alcoves. The combination of natural materials and traditional detailing gives the room a particularly warm and inviting character.

The dual-aspect kitchen/dining room provides a well-appointed and practical space for everyday use. There is a generous range of fitted cabinetry together with integrated appliances and sufficient space for a dining table, whilst windows on two elevations provide excellent natural light and views across the surrounding grounds.

A substantial utility room provides valuable additional storage and workspace and benefits from access to both the front and rear gardens, making it particularly practical for family living and outdoor pursuits.

First Floor Accommodation

The galleried first-floor landing provides access to five well-proportioned bedrooms and incorporates useful storage.

The principal bedroom suite is an impressive and characterful room, distinguished by its vaulted ceiling and exposed timber beams. A walk-in wardrobe provides excellent storage, while the en suite bathroom is fitted with shower over bath, creating a comfortable and private principal suite.

The second bedroom benefits from its own en suite shower room, providing excellent accommodation for guests or older children.

Three further bedrooms offer considerable flexibility and are served by a well-appointed family bathroom. The overall arrangement provides a rare degree of bedroom accommodation for a barn conversion of this nature and is particularly well suited to family occupation, visiting guests or those requiring dedicated rooms for home working or hobbies.



3,515 sq ft (327 sq m)
5 bedrooms | 3 bathrooms

O.I.E.O £1,250,000



Gardens and grounds

The grounds are a particularly important feature of The Old Barn, extending to just under an acre and providing a combination of landscaped gardens, open lawn and paddock.

The property is approached over a generous gravel driveway which provides ample parking and leads to a substantial double garage and workshop. The building benefits from twin doors, one of which is electrically operated, providing useful space for vehicles, equipment and storage.

The principal gardens to the rear of the house have been thoughtfully landscaped and are predominantly laid to lawn, with mature planting providing structure, colour and privacy. The garden enjoys an open rural outlook, with views extending across the adjoining farmland.

A covered terrace positioned beneath the rear roofline provides an excellent outdoor entertaining area and allows the garden to be enjoyed throughout much of the year, whatever the weather. Its position immediately adjoining the principal living accommodation makes it particularly well suited to alfresco dining and summer entertaining. Beyond the formal garden lies the property's paddock, providing a valuable additional area of land and further enhancing the rural character of the property. The paddock is currently equipped with two stables, a storage area and vehicle hardstanding, together with access to the adjoining lane.

The arrangement offers considerable versatility for those with equestrian interests, outdoor hobbies or simply a desire for additional land. The combination of private gardens, paddock and useful buildings is a particularly attractive feature of the property.

Situation

The Old Barn is situated within the peaceful village of Driffield, an attractive rural community approximately two miles east-south-east of Cirencester. The village enjoys a tranquil setting surrounded by open countryside, while remaining exceptionally convenient for the extensive amenities of the nearby market town.

Cirencester, widely known as the 'Capital of the Cotswolds', offers an excellent selection of independent retailers, national shops, cafés, restaurants, public houses and specialist businesses. The historic Market Place provides the centrepiece of the town and hosts regular markets throughout the year.

The town also provides an extensive range of leisure and cultural facilities, including the Corinium Museum, Barn Theatre, leisure centre, outdoor swimming pool and a wide variety of sporting clubs. The surrounding countryside provides superb opportunities for walking, cycling and riding.

Transport connections are particularly convenient. Kemble provides regular direct rail services to London Paddington, while the A417 and A419 provide access to the wider road network and the M4, M5 and A40/M40 corridors.



The combination of its peaceful village position, proximity to Cirencester and extensive private grounds makes The Old Barn an appealing proposition for those seeking a characterful Cotswold home with both space and versatility.

Postcode: GL7

General

Services: Oil Fired Central Heating, Mains Drainage, Electricity and Water
Local Authority: Cotswold District Council
Council Tax: Band G
EPC Rating: D
Garage: Double garage and workshop
Equestrian Facilities: Two stables, storage area and paddock
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Viewings: Strictly by appointment through the vendor's selling agents.

Distances

Cirencester approximately 2 miles · Kemble approximately 6 miles · Tetbury approximately 10 miles · Stroud approximately 13 miles

Nearby Stations
Kemble approximately 6 miles · Stroud approximately 13 miles · Swindon approximately 18 miles · Cheltenham Spa approximately 20 miles

Key Locations
Cirencester Park · Corinium Museum · The Cotswold Water Park · Westonbirt Arboretum

Nearby Schools
Cirencester Deer Park School · Cirencester College · Powells Church of England Primary School · Beaudesert Park School

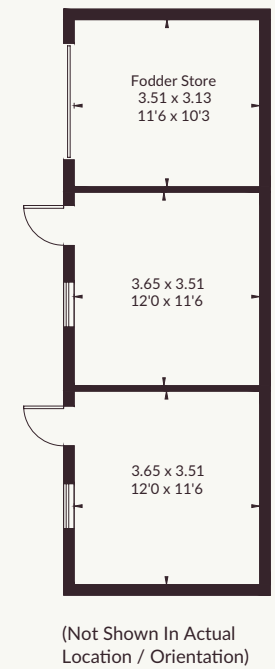
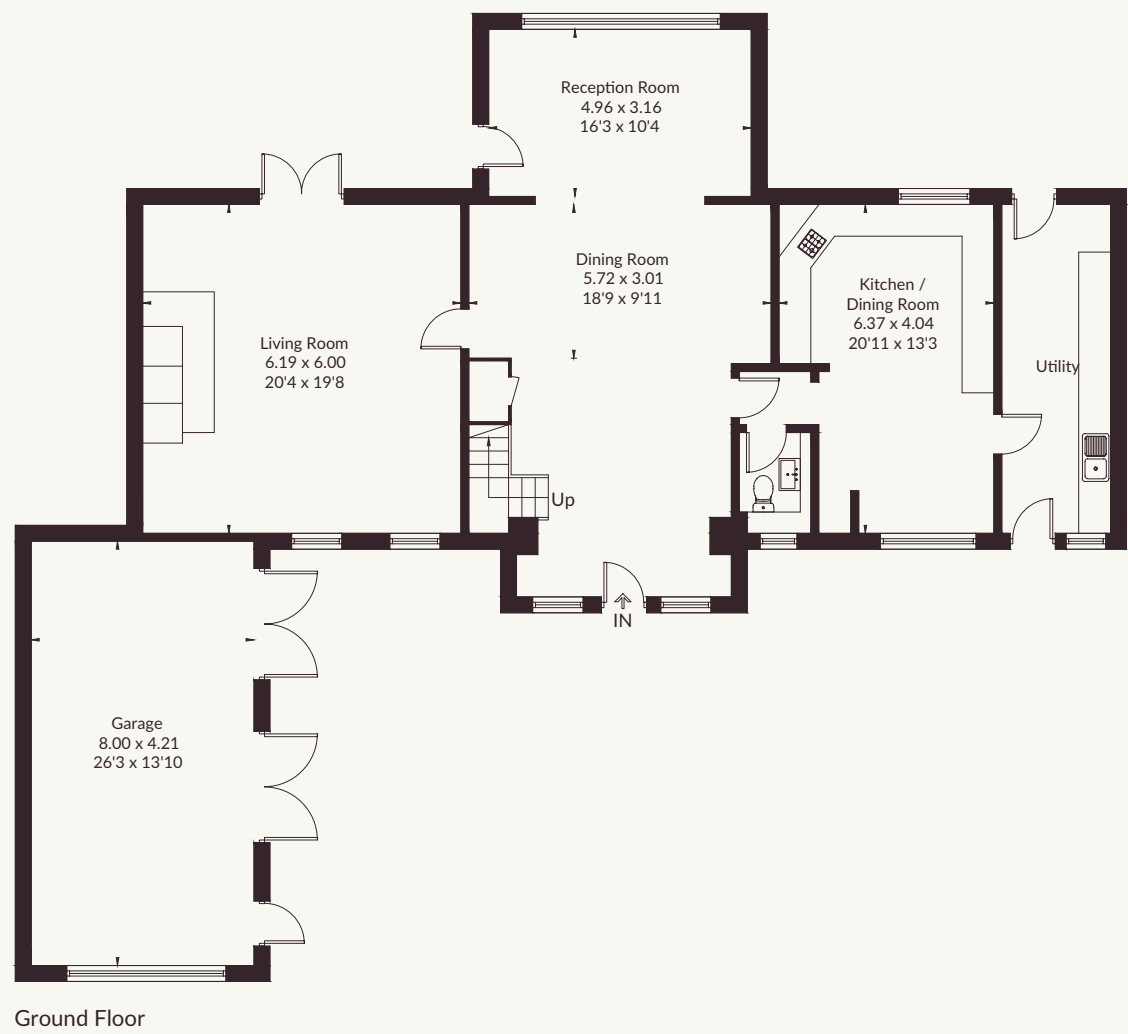
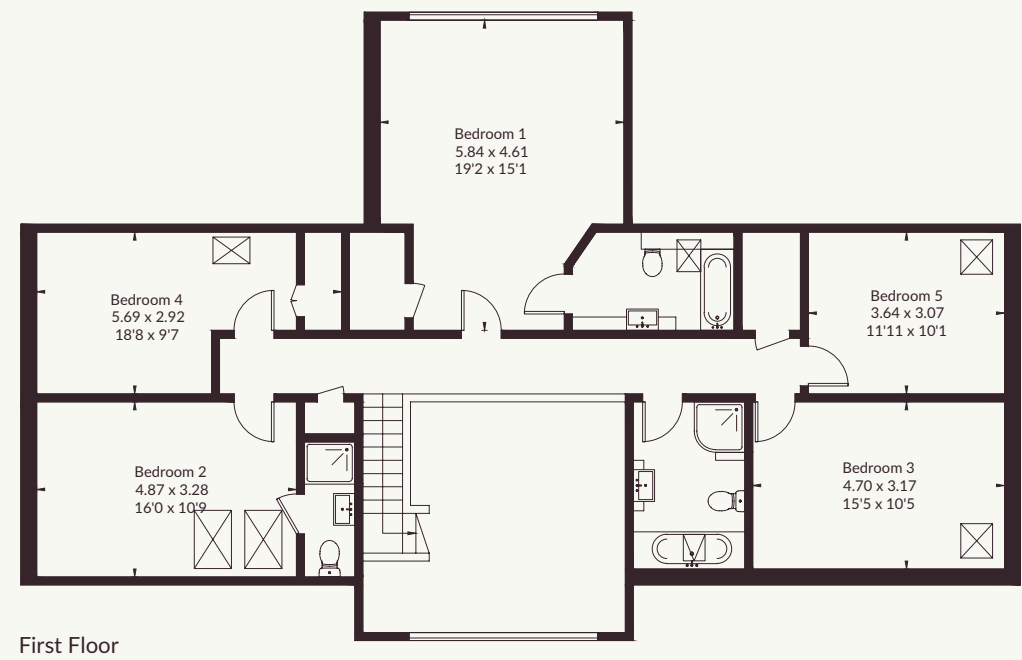




Approximate Floor Area = 256.0 sq m / 2750 sq ft
Garage / Outbuilding = 71.0 sq m / 765 sq ft
Total = 327.0 sq m / 3515 sq ft



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