



Staverton

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ESTATE AGENTS



# Staverton

Hayden Lane, Staverton, Cheltenham, GL51 0SR

£895,000 Freehold

**A stunning, character filled, 3 bedroom, detached barn conversion set in beautifully tended gardens with a separate studio/annex.**

RECEPTION HALL • living room • dining room • kitchen/breakfast room • utility room • 3 double bedrooms • 3 bath/shower rooms • studio/annex with ensuite wet room • double garage • sweeping driveway • landscaped gardens • oil fired central heating • double glazing • underfloor heating

## Description

An attractive detached barn converted in the mid 1990s to an exceptional standard, overlooking adjoining fields. The Beautifully presented accommodation includes an impressive reception hall, living room with feature brick fire with inset wood burner, dining room with flagstone flooring, kitchen/breakfast room, and a utility room. Upstairs, there are 3 good size double bedrooms and 3 bath/shower rooms (2 en suite). Outside, the property is approached via a sweeping gravelled driveway providing parking and turning for several vehicles, a double garage, and lovely landscaped gardens. There is also a studio/annexe with kitchenette and en suite wet room, ideal for a relative or place or work.

## Further Information:

**Local Authority** Tewkesbury Borough Council. **Tax Band** G. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Oil Fired Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





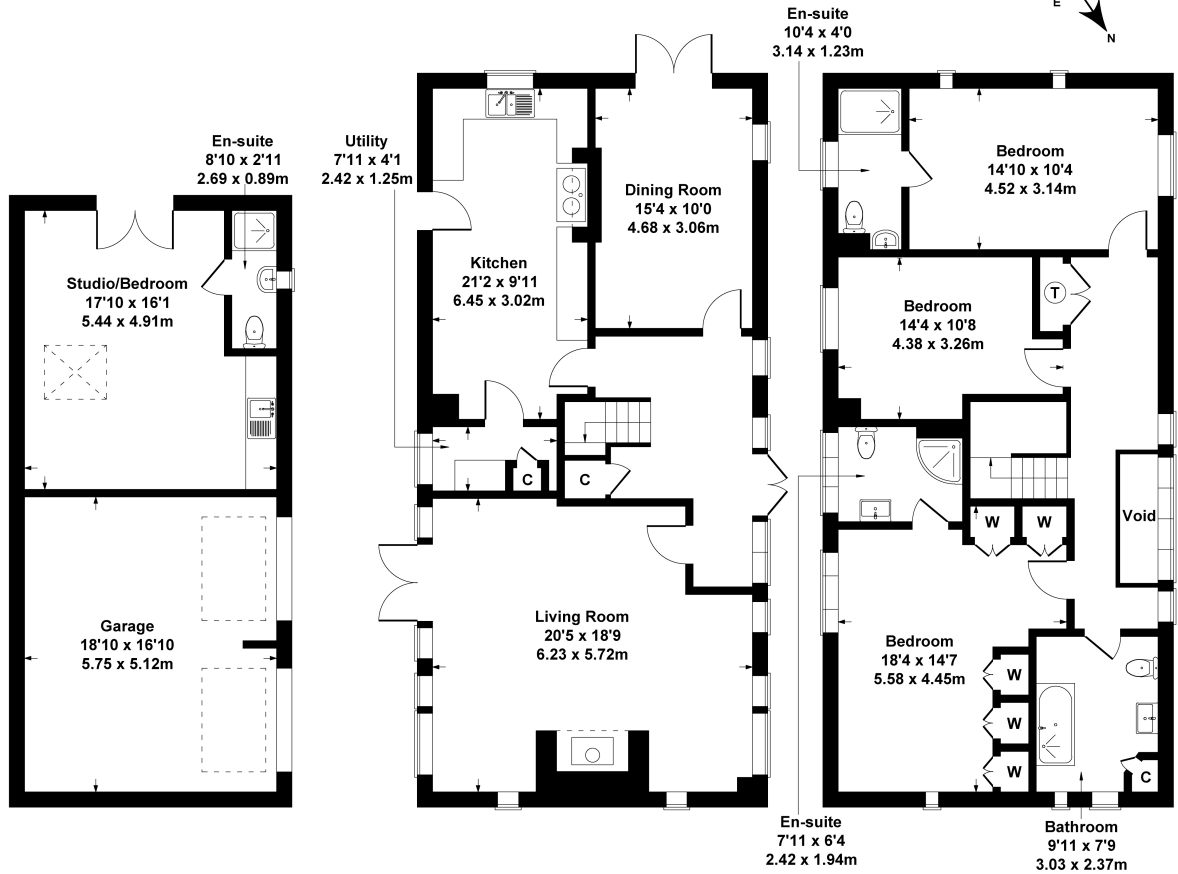
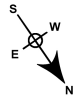


### Situation

Situated in a sought after semi-rural location, providing excellent access to Cheltenham, Tewkesbury, and Gloucester. Also within easy reach are major road links including the M5 northbound (junction 10) and M5 north and southbound (junction 11). Both Cheltenham and Gloucester provide an excellent selection of state and private schools for all ages, whilst Cheltenham hosts the world renowned Cheltenham horse racing, jazz, science, and literature festivals.

# The Grain Barn

Approximate Gross Internal Area  
 House : 1841 sq ft - 171 sq m  
 Outbuilding : 614 sq ft - 57 sq m  
 Total : 2455 sq ft - 228 sq m



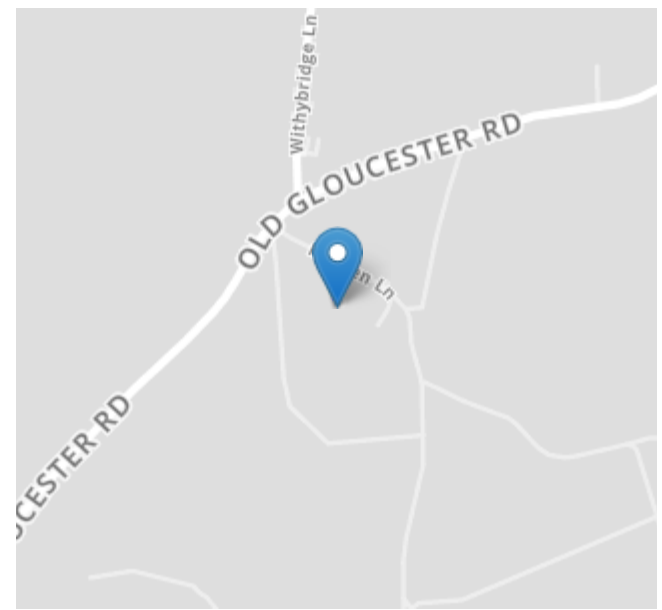
**OUTBUILDING**  
 (Garage Location/Orientation  
 Not Accurate)

**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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