

HAYMAN-JOYCE

TOAD HALL
TURKDEAN
CHELTENHAM
GLOUCESTERSHIRE
GL54 3NP

STUNNING GRADE II LISTED
BARN CONVERSION, SUPERBLY
PRESENTED TO AN EXTREMELY
HIGH STANDARD, WITH
GENEROUS GARDENS AND
OFF-STREET PARKING.

SITUATION

Turkdean is a charming village nestled in the heart of the Cotswolds, lying within the Cotswolds National Landscape Grade I listed All Saints Church

Amenities can be found a short distance away in Bourton-on-the-Water, Northleach and Stow-on-the-Wold

Other larger centres can be found at Cheltenham and Cirencester

Well-regarded local schools and colleges can be found in the surrounding villages, including Cold Aston CofE Primary School, Northleach CofE Primary School, Bourton-on-the-Water Primary School, The Cotswold Academy, Bourton-on-the-Water, and Cheltenham College and Cheltenham Ladies' College

Oxford and London are accessible via the A44/M40 or mainline rail services from Kingham and Moreton-in-Marsh to London Paddington, Oxford and the Midlands

Guide Price £775,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Truly stunning and superbly presented Grade II Listed barn conversion, converted in 1992, with a ground floor extension added in 1995 and first floor extension added in 2004
- The property has undergone an extensive renovation programme by the current owners, to an extremely high standard, with a number of improvements such as laminated wood flooring, bespoke hand-built kitchen, well-appointed bathrooms, and repointing of both gable end walls, as well as newly fitted Calarel front windows, new French doors to the principal bedroom, and a lined chimney in the sitting room
- The good-size entrance hall has a beautiful winding staircase with an attractive wooden balustrade, a built-in storage cupboard, and good quality laminate wood flooring
- The impressive bespoke hand-built kitchen offers a good selection of floor units and open storage, fitted oak shelving, fitted pantry cupboard, blend of composite work surfaces with inset Belfast sink, fitted Everhot compact electric range cooker, built-in dishwasher, space and plumbing for washing machine, recess for large fridge-freezer, and good-quality laminate wood flooring. An opening leads to the dining room with French doors to the snug
- The dual aspect snug, has good views of the terrace to the rear of the property, with French doors with external steps to the gravelled side gardens, as well as exposed stone walling and a central oak beam
- The charming sitting room, offers a wealth of period features, such as a stone-built fireplace incorporating a cast-iron wood burner, with oak mantel and tiled hearth, hand-built integrated shelving with tongue and groove panelling, oak central ceiling beam and the original loophole with part-exposed stonework, as well as high-quality fitted carpet
- On the first floor, the landing area is generous in size, with a lovely high ceiling, exposed horizontal oak beams, airing cupboard and access to the boarded loft space
- The principal bedroom is particularly outstanding, with wooden French doors connecting to the original Tallet steps, exposed oak ceiling beams and attractive wall lights, with an adjoining well-appointed and contemporary en-suite, consisting of a fitted bath, floating vanity wash-hand basin and concealed wc, as well as a range of built-in double wardrobes with fitted heaters
- The second bedroom is approached through the study area, with the benefit of a range of built-in wardrobe cupboards, as well as a roof light and exposed ceiling beams
- The third bedroom is also double in size, with a dual-aspect and the wonderful feature of the original oak A-frame with fixing brackets
- The shower room, consists of a stylish suite with brushed brass fixtures, a walk-in shower cubicle with rain-shower over, vanity sink and concealed wc, heated towel rail and laminated wood flooring
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,500 pcm

OUTSIDE

- The front garden is laid to lawn, interspersed with small tree plantings and retained by low-level Cotswold walling, with a gravelled drive for several vehicles, leading to the rear of the property
- The rear garden is paved and interspersed with planting beds, leading to a stone-built outbuilding, with wooden door access, vaulted ceiling, light and power, offering the ideal space to be converted into a home office/studio

DIRECTIONS

- From the Northleach roundabout follow the A429 (Fosse Way) towards Stow-on-the-Wold taking your first left signposted Turkdean 1½ miles
- On reaching the village, follow the road, and the entrance to the property can be found on the left opposite the red telephone box
- what3words: shares.hypnotist.angel

SERVICES

- Mains water and electricity are connected
- Private septic tank drainage
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 53.1 Mbps if provider is BT

OUTGOINGS

- Council tax – band F
- Tax payable for 2026/27 - £3,275.96

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

MIM260001 / 623001

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





Toad Hall, Turkdean, Cheltenham GL54 3NP

Approximate Area = 135.9 sq m / 1463 sq ft

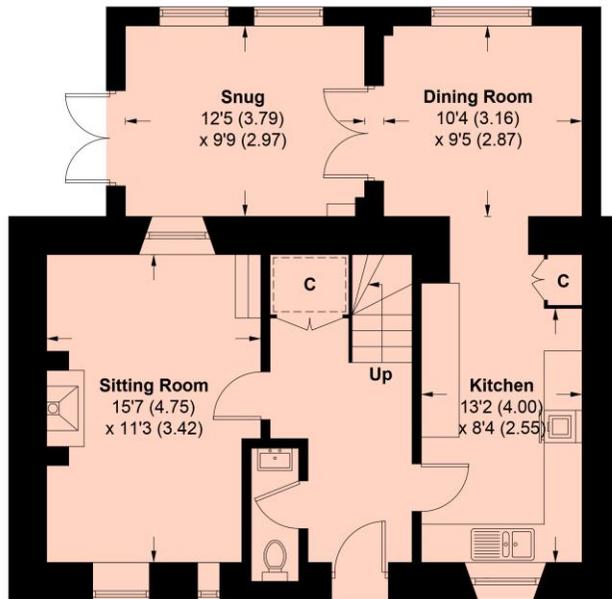
Outbuilding = 19.5 sq m / 210 sq ft

Total = 155.4 sq m / 1673 sq ft

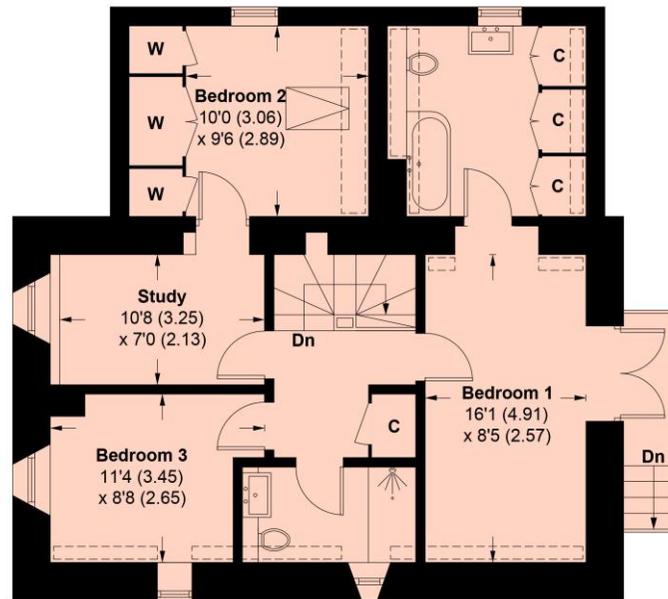
For identification only - Not to Scale



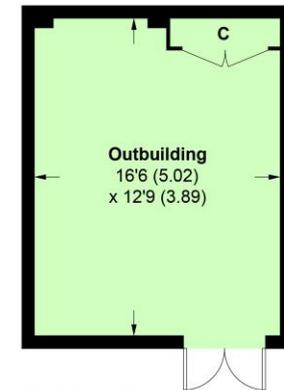
= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
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