



TANGLEWOOD,
Ryalls Lane, Cambridge, Gloucestershire

DJ&P | RESIDENTIAL

TANGLEWOOD,

Ryalls Lane, Cambridge
Gloucestershire, GL2 7AU

A private and functional smallholding located on the outskirts of the village of Slimbridge within the hamlet of Cambridge comprising a spacious 5 bedroom barn conversion with one bedroom annexe, large mature gardens, range of traditional and modern buildings all set within approximately 1.22 acres.

FOR SALE BY PRIVATE TREATY

Guide Price £795,000

Well House, The Chipping, Wotton-under-Edge
Gloucestershire GL12 7AD
wotton@djandp.co.uk
Tel 01453 843720
www.djandp.co.uk

SITUATION

Situated in the hamlet of Cambridge on the edge of the popular village of Slimbridge nestled in the Severn Vale. Slimbridge itself boasts primary school, Village Hall, Church, small Post Office/shop and is home of the popular Wetlands Wildfowl Trust. There are a number of countryside walks including the towpath of the Sharpness-Gloucester Canal. Slimbridge is well placed for travel throughout the south west via the nearby A38 and M5/M4 motorway network. The adjoining village of Cam has a park and ride railway station with regular services to Gloucester, Bristol and Cheltenham which connects to the National Rail network.

Tanglewood is set in a private location with good access to the market towns of Berkeley and Dursley, both of which deliver all the essential everyday facilities and schooling. The nearby town of Stroud offers a wide range of independent and regional shops along with good schooling and entertainment. The close proximity of the A38 / M5 motorway, Junction 13, offers good commutability to the cities of Bristol, Cheltenham and Gloucester.

DESCRIPTION

anglewood is a private and functional smallholding that comprises a characterful and substantial 5/6 bedroomed barn conversion that has been divided to create a four / five bedroom house with further one bedroom annexe. The property has both traditional and modern features to creating a wonderful family home. The house accommodation briefly comprises:

Ground Floor: Entrance hall, lounge, rear hall, utility room, 5th bedroom, dining room and kitchen

First Floor: Master bedroom with shower ensuite, office, three further bedrooms and family bathroom.

The property also has a one bedroom annexe with shower room and lounge.

Outside the property is entranced via a driveway leading to a large parking area with good sized garage. The property is complemented by a courtyard garden to the rear and an extensive garden mainly laid to lawn with established and mature planting to the front. Beyond is an orchard with a number of ancient apple trees and also a two bay Dutch Barn, currently used for storage. To the south of the property is a range of modern farm buildings that briefly comprise two workshops, livestock shed and Dutch Barn with lean-to. In our opinion we believe that these buildings would have

potential for commercial workspace subject to planning. Adjacent are two good-sized traditional buildings formerly used as the milking parlour that have potential for alternative use as ancillary accommodation, subject to planning. All buildings combined measure approx. 1876 m² (20,000 ft²)

SERVICES

Mains water & electricity

Mains drainage

Oil fired central heating

TENURE

Freehold with vacant possession.

UPLIFT / OVERAGE PROVISION

The sale contract will include an uplift provision that if planning consent is granted for any additional residential development 35% of any enhanced value will be payable to the Vendor or their successors in title within a 25 year period.

LOCAL AUTHORITY

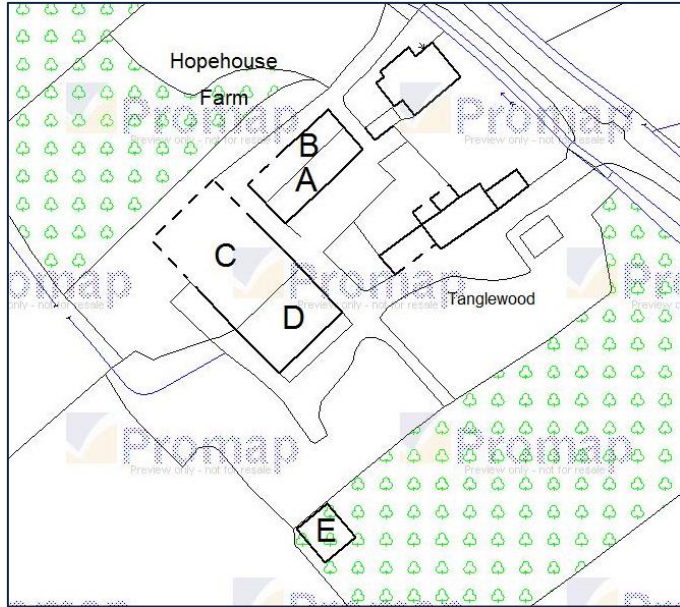
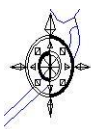
Stroud District Council Tel: 01453 766321

COUNCIL TAX

House - 'Band F'

VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843720



Buildings Schedule

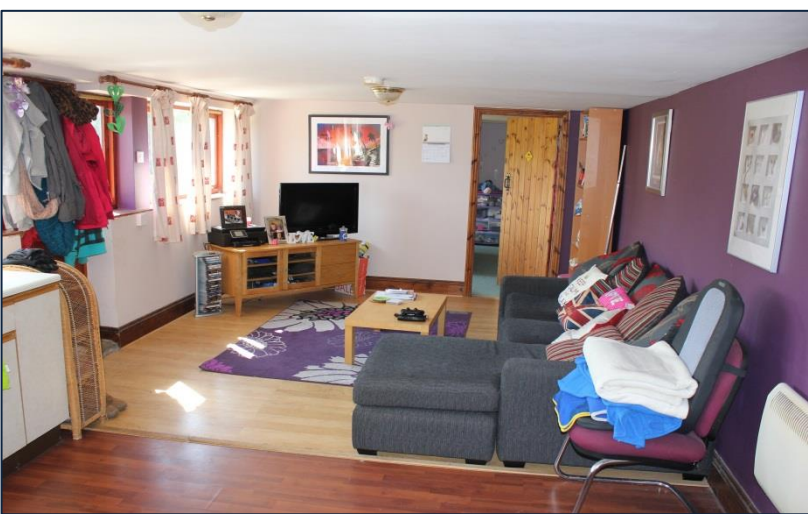
- A** – A traditional building of red brick and concrete block construction under a clay tile roof, formally the milking parlor 55m (180ft) x 11.5m (37ft)
- B**- A traditional livestock building of red brick and concrete block construction under a clay tile roof. 55m (180ft) x 11.5m (37ft).
- C** - A 4 bay Dutch building with mono pitch lean to either side. 18m (59ft) x 24 (78ft).
- D** – A former cubicle shed divided into two workshops each comprising a 4 bay steel portal framed building under a fibre cement sheet roof with concrete blocks and Yorkshire board cladding. 18.5m (60ft) x 6.6m (21ft) per workshop.
- E** – A 2 bay Dutch bay with corrugated tin roof and sides and concrete floor. 6.2m (20ft) x 9.2m (30ft).

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

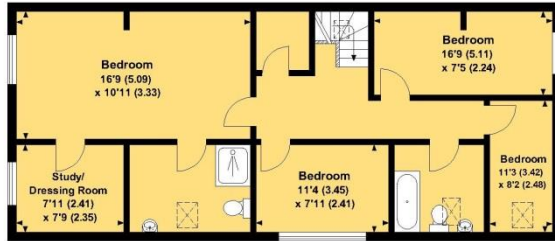
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

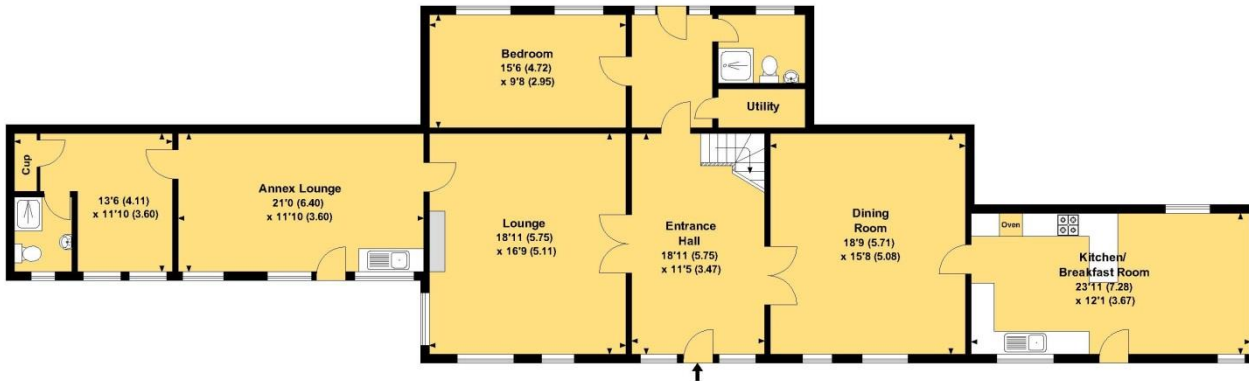




Approx. Gross Area 2690.97 Sq.Ft - 250.00 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale. Ref no:HT/14092/AN

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan produced by EPC Provision.com

Energy Performance Certificate



Tanglewood, Ryalls Lane, Cambridge, GLOUCESTER, GL2 7AU

Dwelling type: Detached house Reference number: 8887-7526-0480-6820-7926
 Date of assessment: 20 June 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 20 June 2013 Total floor area: 256 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

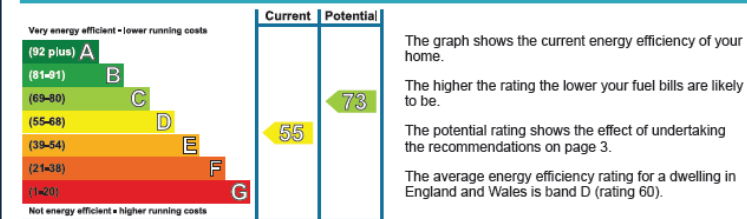
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 7,401 |
| Over 3 years you could save | £ 2,079 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 387 over 3 years | £ 387 over 3 years | |
| Heating | £ 6,282 over 3 years | £ 4,599 over 3 years | |
| Hot Water | £ 732 over 3 years | £ 336 over 3 years | |
| Totals | £ 7,401 | £ 5,322 | You could save £ 2,079 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation | £800 - £1,200 | £ 756 | ✓ |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 1,137 | ✓ |
| 3 Solar water heating | £4,000 - £6,000 | £ 192 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.