

HAYDEN FARM, HAYDEN LANE  
CHELTENHAM, GLOUCESTERSHIRE, GL51 0SP





## HAYDEN FARM, HAYDEN LANE

Hayden Farm is a beautiful Grade II Listed period former farmhouse enjoying charming black and white part timbered elevations. Having undergone a sympathetic renovation this charming country residence is in exquisite condition throughout and enjoys peace and tranquillity in approx. 1.5 acres.

### DESCRIPTION

Steeped in history with origins from the 16th Century, the property benefits from more substantial Georgian additions. Retaining a wealth of character including stunning inglenook fireplaces, heavily beamed ceilings and walls and also stone flagged flooring, the present owners have significantly restored and updated this grand period house during their tenure to create an exquisite family home of significant proportions. On entering the property through a heavy wooden door there is an inviting light and open-plan modern kitchen/breakfast/sitting room together with a separate cloakroom with adjoining utility room. From the ground floor inner hall there is an outstanding drawing room with a dining area which has the benefit of a striking Inglenook fireplace. On the first floor there are three double bedrooms and three bath/shower rooms including a most impressive principal suite with the addition of a walk in wardrobe. The property further benefits from ancillary accommodation by way of a three storey self-contained annexe ideal for a family member or letting purposes, additional potential is provided by way of a redundant hayloft which could easily be converted to an additional bedroom. Externally, the large period barn is utilised for garaging/storage but again there is potential to convert if required. The gardens and grounds are very private and measure approx. 1.5 acres.







### SITUATION

Located in a beautiful rural setting and standing in established mature gardens and grounds of approx. 1.5 acres, Hayden Farm is perfectly located for access to both Cheltenham and Gloucester. The former being only 4 miles or so distant and providing a wide range of interesting bespoke and High Street shops, restaurants and wine bars. Cheltenham is thriving spa town noted for its period architecture and also its fine schools with Dean Close, Cheltenham Ladies and Cheltenham College being a short drive from the property. Hayden Farm is also well placed for the M5 motorway network at Junction 11.

### GENERAL INFORMATION

Services:

Mains water, electricity and drainage are connected to the property. Oil fired central heating and hot water.

Local Authority:

Tewkesbury Borough Council: 01684 295010.

Council Tax Band: (G) - £2,656.66 pa. (2019/2020).

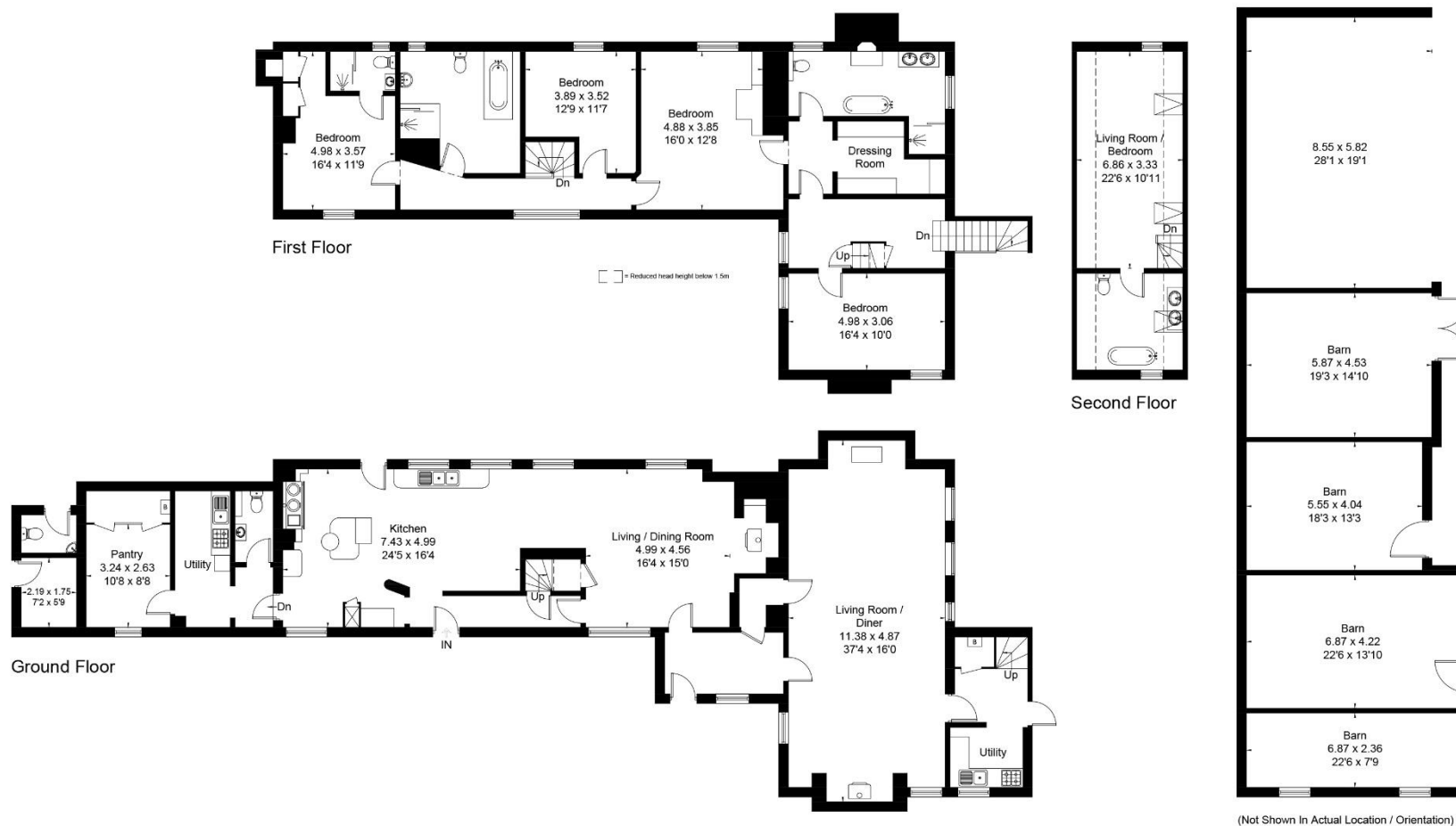
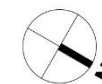
### VIEWINGS

Strictly by prior appointment through Charles Lear & Co. on 01242 222722.





Approximate Area = 352.8 sq m / 3797 sq ft  
 Barn = 97.2 sq m / 1046 sq ft  
 Total = 450 sq m / 4843 sq ft  
 Including Limited Use Area (13.8 sq m / 148 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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