

LAND AT ASHWOOD HOUSE

SNOWSHILL, GLOUCESTERSHIRE



Broadway 2.5 miles, Moreton-in-Marsh 7 miles
(Intercity trains to London Paddington 90 minutes)
Stow-on-the-Wold 10 miles, Winchcombe 10 miles,
Stratford-upon-Avon and Cheltenham 15 miles
respectively, M5 (Junction 9) 13 miles
(Distances & time approximate)

APPROXIMATELY 74 ACRES
OF FIELDS AND PADDOCKS
WITH AN AGRICULTURAL
BUILDING AND HORSE
WALKER.

Butler
Sherborn

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DESCRIPTION

To the southwest of the house the largest block of land extends to approximately 74 acres and is down to grass with 4 principal fields and a number of smaller turnout paddocks. This block is accessed via a driveway leading off the lane and is stock fenced with mains water connected. There is a public bridleway.

In the centre of the 74 acres is a portal framed agricultural building measuring approximately 5265 sq ft and is currently used as a stable block. Internally the building contains a number of looseboxes, a secure tack room with an office/staff room, WC and a storeroom. To the rear of the barn is a 5 horse Claydon horse walker and a muck store area.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



SITUATION & AMENITIES

Snowhill is an iconic Cotswold village used as a film location including Bridget Jones's Diary, situated on the top of the Cotswold escarpment, approximately 2.5 miles south of Broadway. The village mainly comprises period houses and cottages arranged around the church and traditional village pub. Broadway offers day-to-day amenities with more comprehensive facilities found in Cheltenham and Stratford-upon-Avon. Some of the best schools in the country, are found in nearby Cheltenham and Malvern. Snowhill has excellent communication routes with the A44 and M40 providing access to London and the M5 providing access to the West Country, Birmingham and Birmingham International Airport. There is a mainline rail service at Moreton-in-Marsh (7 miles away) to London Paddington from 90 minutes. Sporting facilities in the area include racing at Cheltenham, Stratford-upon-Avon and Worcester and golf courses at Cheltenham, Broadway and Naunton. There are extensive footpaths and bridle paths from the village including the Cotswold Way.

TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council, Gloucester Road, Tewkesbury, GL20 5TT Tel 01684 295010

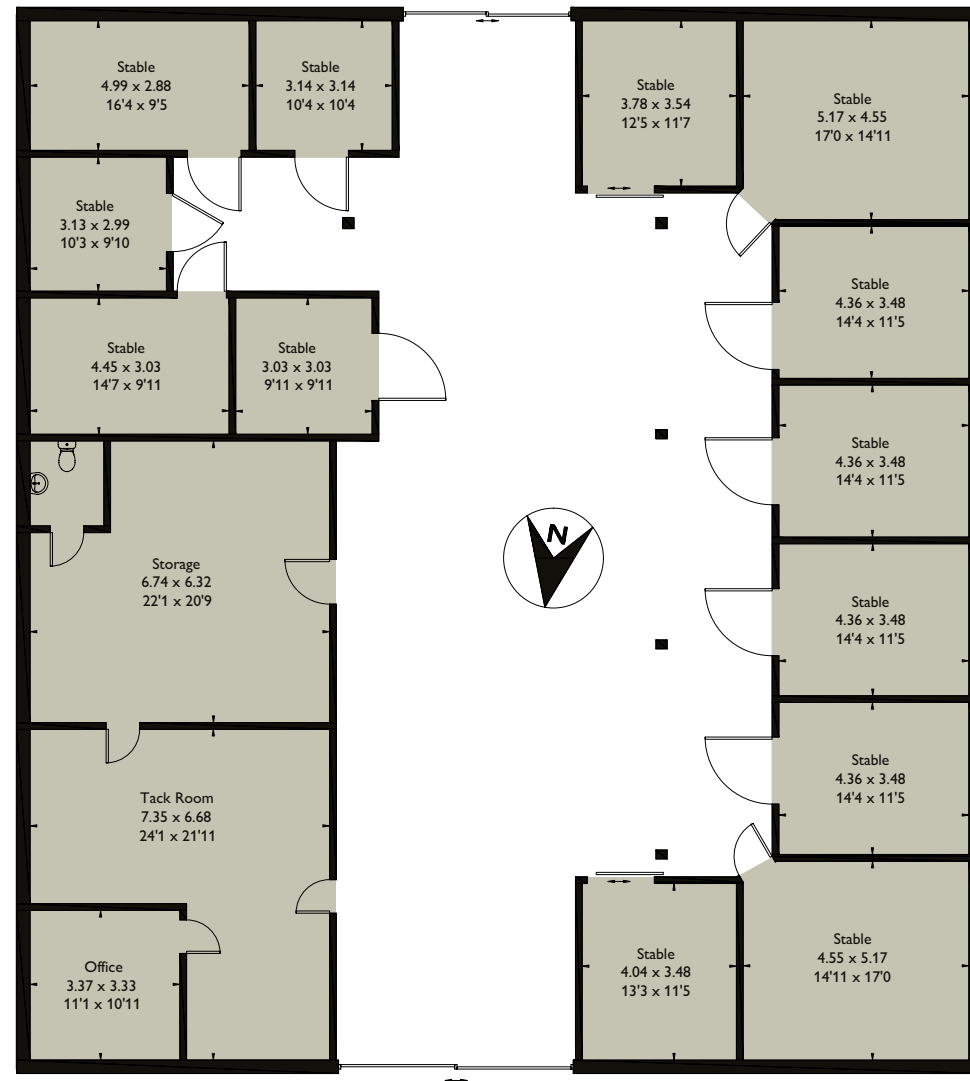
VIEWINGS

Please telephone Sam Butler or Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or the Stow-on-the-Wold office 01451 830731. E sam@butlersherborn.co.uk elizabeth@butlersherborn.co.uk. The London Office T 0207 839 0888.

DIRECTIONS (POSTCODE WR12 7JU)

What3Words: across.fruits.trek

Approximate Floor Area = 489.1 sq m / 5265 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62217



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