



SANDHURST, GLOUCESTERSHIRE

GL2



PEACEFUL AND PRIVATE POSITION

A rare equestrian holding extending to 7.4 acres with a range of outbuildings that offer development opportunities subject to the required consents.



Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

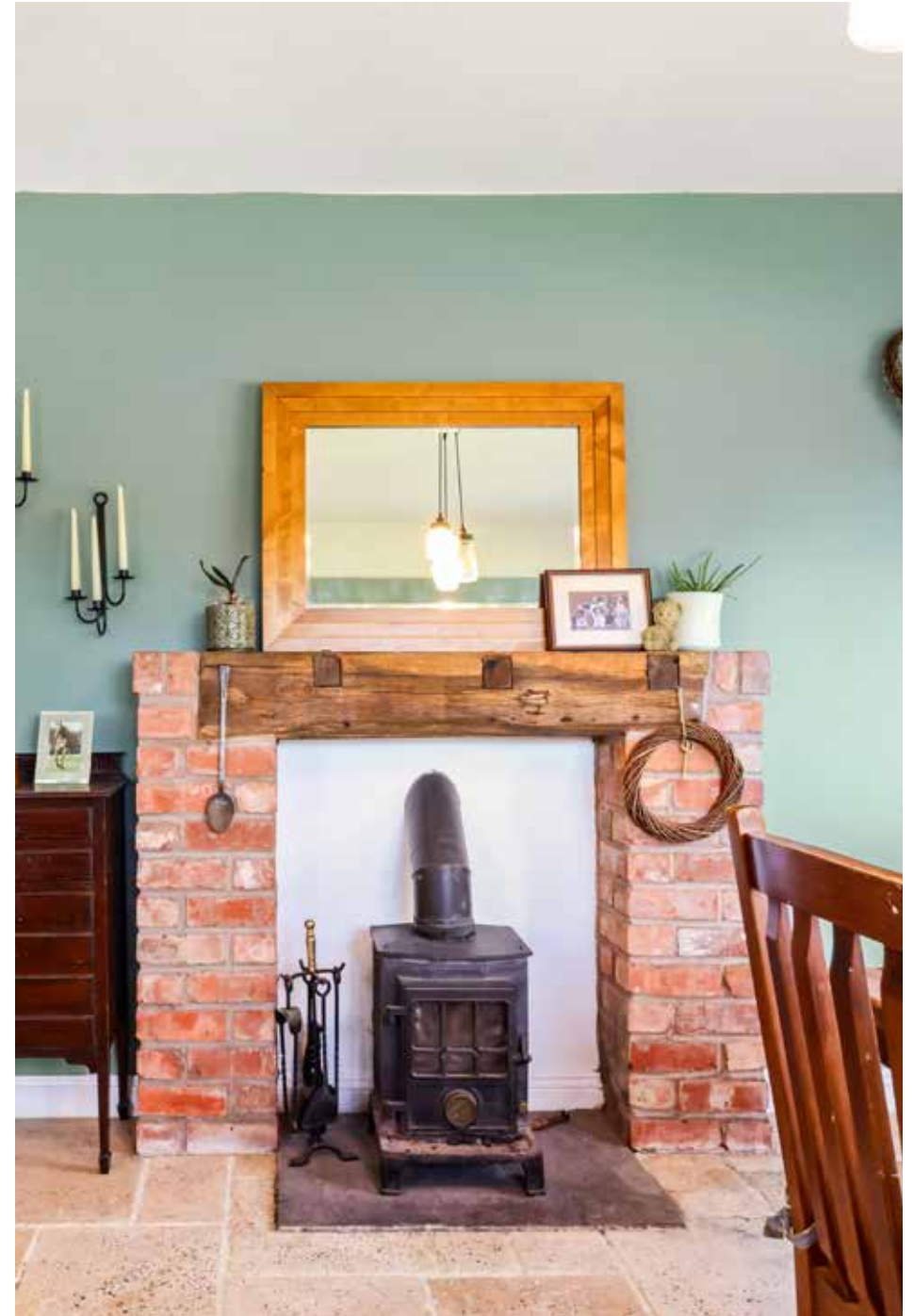
Guide Price: £875,000



OAK TREE FARM

Tucked away on the edge of the village, Oak Tree Farm is a well established equestrian unit comprising a range of versatile barns that include 12 loose boxes, a manege and paddocks, all set over 7.4 level acres of ground.

Set a good distance back from the lane, the driveway is gated as are the yards so making the site very secure.







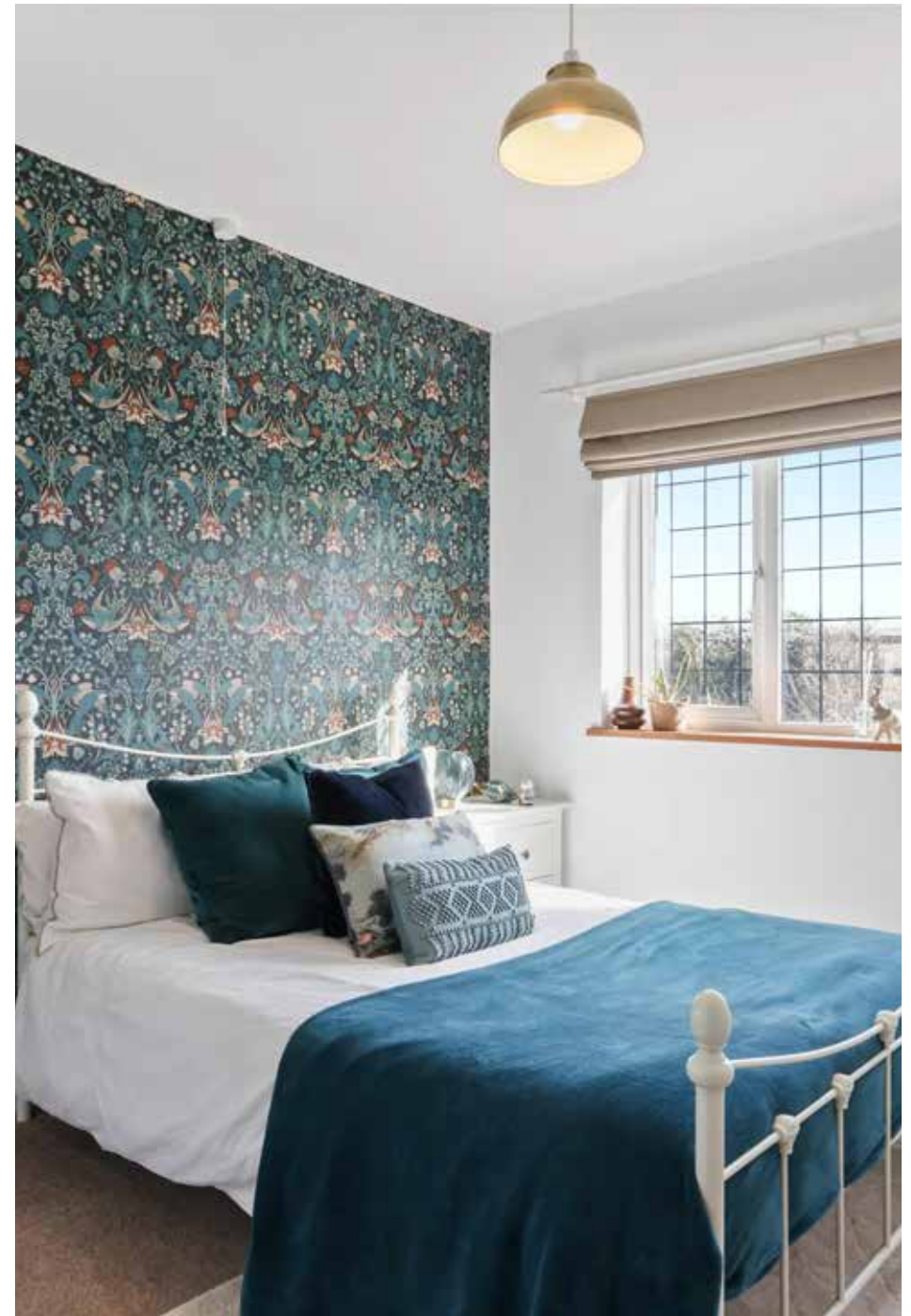


ACCOMMODATION

Presented in very good order, the three bedroom bungalow extends to approximately 1,522 square feet.

An open plan kitchen/dining room has a dual aspect and focuses on a fireplace and wood burner.

By the back door just off the kitchen, there is a practical boot/utility room and towards the other end of the bungalow there is a study and a superb triple aspect vaulted drawing room with great natural light and a second wood burner.







OUTSIDE

Across the garden is a single storey double garage with flexible store rooms.

The yard comprises a range of versatile outbuildings that includes a 4 box purpose built stable block, an all weather turnout paddock, an American style barn with 8 Monarch stables, a wash bay, a secure tack room and feed space.

A large Nissan hut makes for great storage while there are two further taller barns suitable for 'yard' turnout, hay/straw and machinery. The manege has lighting, a 'flexi-ride' surface and is fitted with schooling mirrors.

Not quite square, it measures approximately 24m x 49m at the wider end and approximately 21m x 45m at the other end.

Services:

Mains water and electricity. Private waste. LPG fired central heating. Rights of Way - A public footpath does cross the property as shown by a grey broken line on the sale plan.





LOCATION

The village of Sandhurst is situated in the heart of the Severn Vale, just north of the Cathedral city of Gloucester, west of the fashionable Spa town of Cheltenham and within a short drive of the Medieval market town of Tewkesbury as well as the wider motorway network. Access to the surrounding countryside is very good with bridle paths readily accessible allowing for a decent circular hack around Sandhurst Hill to the north. The village itself has a church and a cricket club whilst the neighbouring village of Norton has two public houses (one being a leisurely summer walk) and a primary school.

Excellent access to Worcester and Bristol via the M5 (junctions 10 North & 11N&S), the A40 to Oxford and A417 to Swindon.

What3words - ///tablet.conqueror.alarm

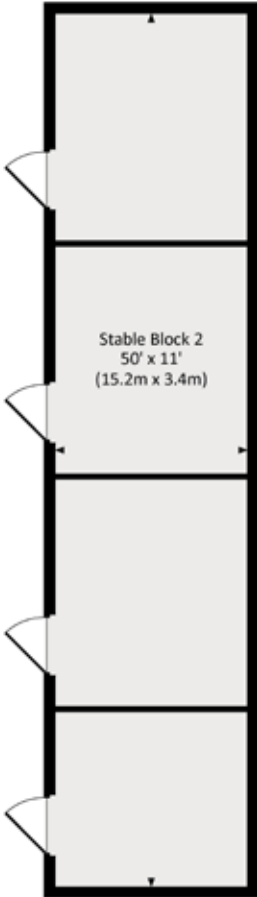
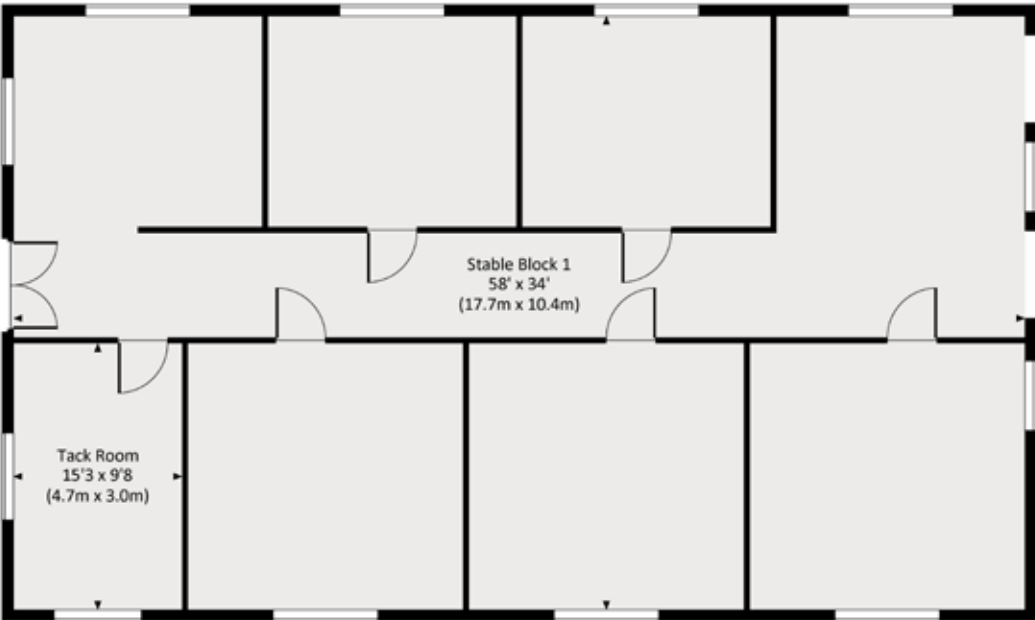
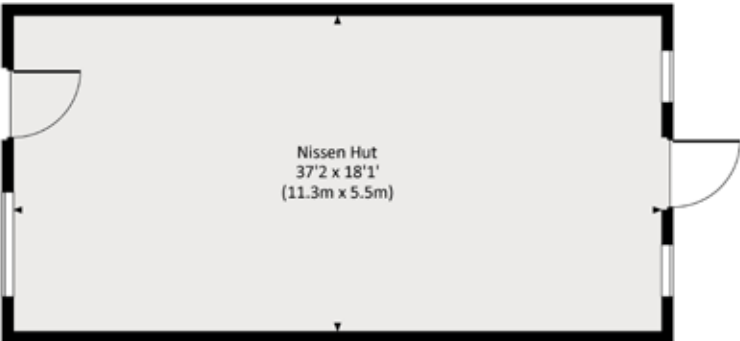




OAK TREE FARM, SANDHURST, GL2

Approx. gross internal area

4594 Sq Ft. / 426.8 Sq M.



OAK TREE FARM, SANDHURST, GL2

Approx. gross internal area 1522 Sq Ft. / 141.4 Sq M.

Approx. gross internal area 2097 Sq Ft. / 194.8 Sq M. Inc. Garage



Accommodation approximate Gross Internal Area inc garage = 2097 sq ft / 194.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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