



SANDHURST, GLOUCESTERSHIRE

GL2



TARRENS FARM, SANDHURST LANE

Set back from the lane behind a mature hedge boundary, Tarrens Farm is a handsome four bedroom Grade II listed former farmhouse set in landscaped and private gardens.



Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £795,000



ACCOMMODATION

Well presented and spacious throughout with numerous period features, the accommodation extends to around 2,400 square feet over two floors, not including a large unconverted attic space.

On the ground floor, the main hall leads through to one of two large reception rooms currently used as a dining room. The second reception room, a sitting room, is towards the rear of the house with views over the garden. The well-appointed kitchen, utility with a toilet, complete the ground floor.







On the first floor, there are four good bedrooms, the principal bedroom having an en-suite shower room and the other three rooms using the family bathroom.

A door covering stairs from the first floor landing leads to the attic space which could be incorporated subject to the necessary listed building consents.

The gardens wrap around two sides of the house and incorporate pretty landscaped garden, a pond and large patio all of which enjoys views at the rear onto open farmland. A former outbuilding has been converted into a bar which also looks onto the gardens and fields beyond.

To the front of the property, there's plenty of gated off road parking.

Services:

Mains sewage, water and electricity. Oil fired central heating.



LOCATION

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.

Schooling- There are excellent independent schools nearby to include The Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham, Malvern College and The King's School, Gloucester. Grammar schools include Sir Thomas Rich's and The High School, Denmark Road in Gloucester and Pates Grammar School in Cheltenham.

Direct trains to London Paddington, Birmingham New Street and Bristol Parkway from Gloucester or Cheltenham Spa. International airports at Birmingham, Cardiff and Bristol (all approx. 60-80 minutes). Excellent access to Worcester and Bristol via the M5 (junctions 10 North & 11N&S), the A40 to Oxford and A417 to Swindon.

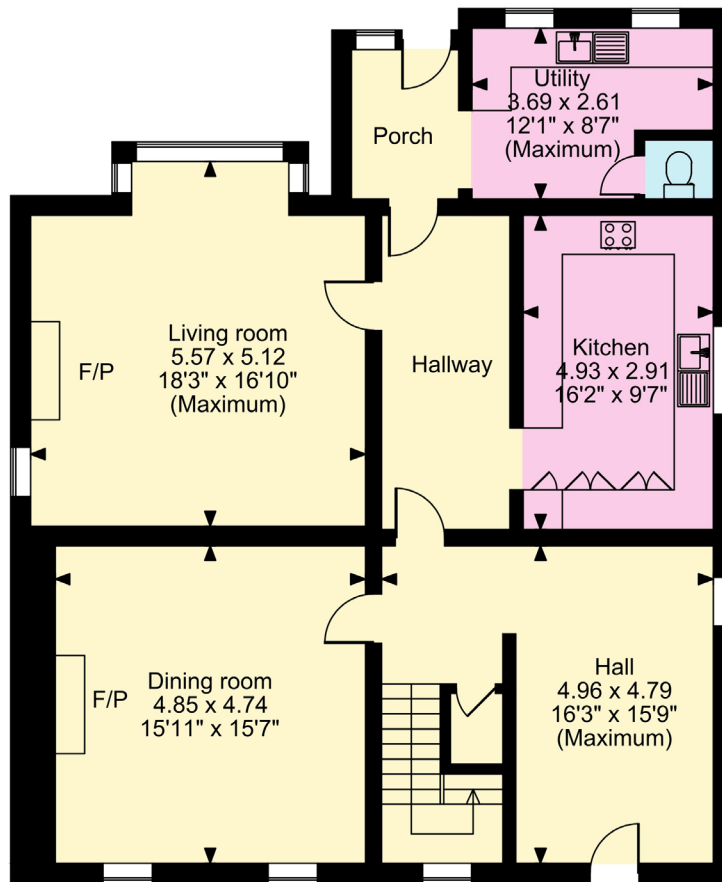
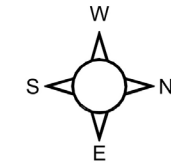
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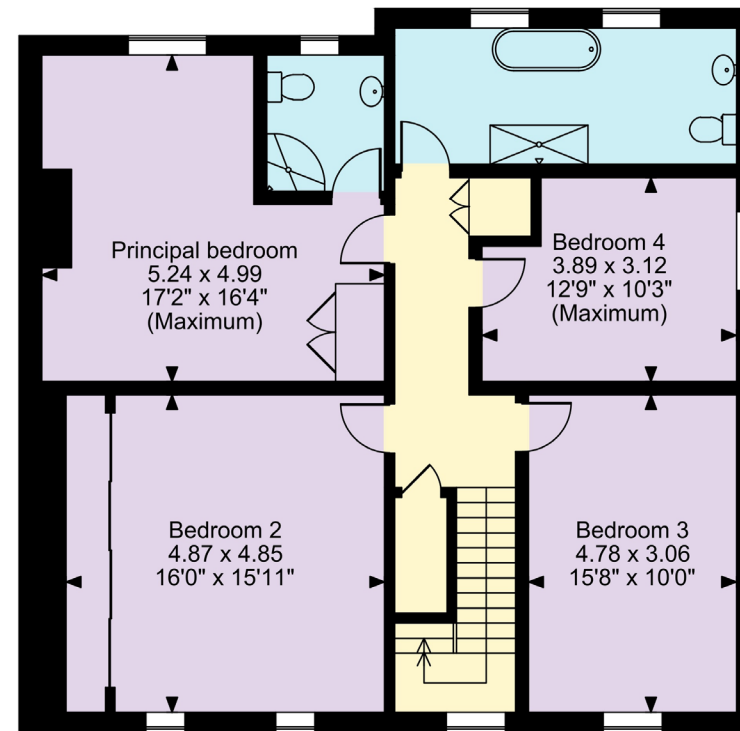




Tarrens Farm, Sandhurst Lane, Sandhurst
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 223sq.m (2,400sq.ft)



ground floor



first floor

Approximate Gross Internal Area = 223 sq m / 2400sq ft

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
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