

Berrow Farm

Ashleworth, Gloucestershire







Set in a tranquil and private location, a beautiful period farmhouse and accompanying cottage overlooking 1.9 acres of mature gardens.

Ashleworth village 0.75 mile, Hartpury village 2 miles, Gloucester train station 7 miles (London Paddington 120 mins),

Cheltenham 13 miles, M5 J9 9 miles, Worcester 29 miles, Bristol 42 miles

(Distances and times approximate).

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Summary of accommodation

Main House

Ground Floor: Entrance hall | Boot room | Kitchen/breakfast room | Inner hall | Sitting room | Drawing room | Dining room | Office

Cellar | Stairs to cottage

First Floor: Cottage - Kitchen/breakfast room | Bathroom | Double bedroom

Separate stairs to Workshop with en suite | Single bedroom | En suite | Principal bedroom | Family bathroom | WC

Second Floor: 3 double bedrooms

Garden and Grounds

Double garage | Log Store | Kennel | Small store | Covered walkway/outside dining area





Location

Located in the heart of the Severn Vale, a short drive from the fashionable Spa town of Cheltenham and the Cathedral City of Gloucester, the property occupies a peaceful and private position between the villages of Hasfield, Ashleworth and Hartpury.

Ashleworth is a traditional and popular village with a selection of local amenities to include a community hub, a village pub, a primary school and a cricket club. Elevated and not subject to flooding from the nearby River Severn, the village is surrounded by rolling countryside and views to the Malvern Hills on one side and The Cotswolds to the other.

Local schools – Ashleworth primary. State secondary schools at Tewkesbury and Newent. Public schooling – Malvern Collage, Malvern. Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham and The King's School Gloucester. Grammar schools – Pates, Cheltenham. Sir Thomas Rich's and Denmark Road, Gloucester.

One of the premier equitation, sports and land based colleges in the country, nearby Hartpury College hosts numerous sporting events throughout the year including Gloucester Academy rugby matches, the Hartpury Festival of Dressage and the renowned NAF Hartpury International Horse Trials.



Berrow Farm

Occupying a peaceful part of west Gloucestershire, a substantial period farmhouse with ancillary accommodation and private gardens, all within half an hour's drive of Cheltenham, Tewkesbury or Gloucester.

The house overlooks its plot and backs onto a quiet rural lane. Presented in excellent order, the principle property is arranged over three floors (plus a cellar) and extends to just over 5,500 square feet excluding the cottage which is 958 square feet in itself. The accommodation is versatile, well-proportioned and retains a number of period features that include exposed stone, mullion windows and feature fireplaces as well as a fourth floor viewing turret.

Suitable for a variety of uses such as AirB&B or working from home, the cottage is a delightful one bedroom property with a private entrance and courtyard garden. Stairs from the front door lead up to the first floor where there is a bedroom, bathroom and kitchen/living space.















Gardens and grounds

The house and gardens are gated and enclosed, south facing and very private. Predominantly lawned, there are mature hedge, shrub and treelined boundaries that create a number of secluded seating areas and pockets of garden.

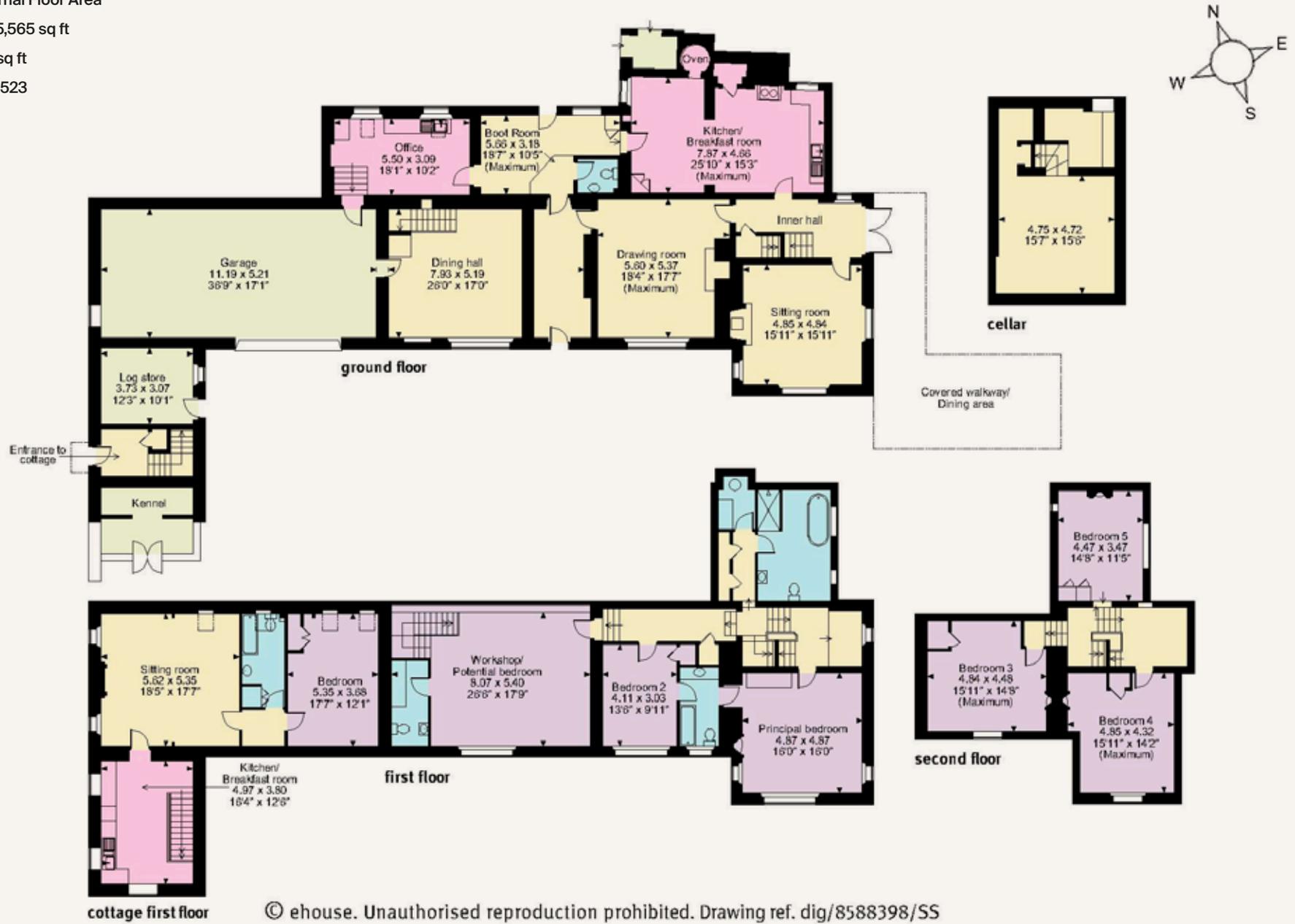
Adjacent to the driveway, there is a steel frame former agricultural building perfect for garaging or storage. The driveway is currently being upgraded and re-dressed and will provide private access to the house, cottage and barn. A computer generated image is available on request to illustrate.

Approximate Gross Internal Floor Area

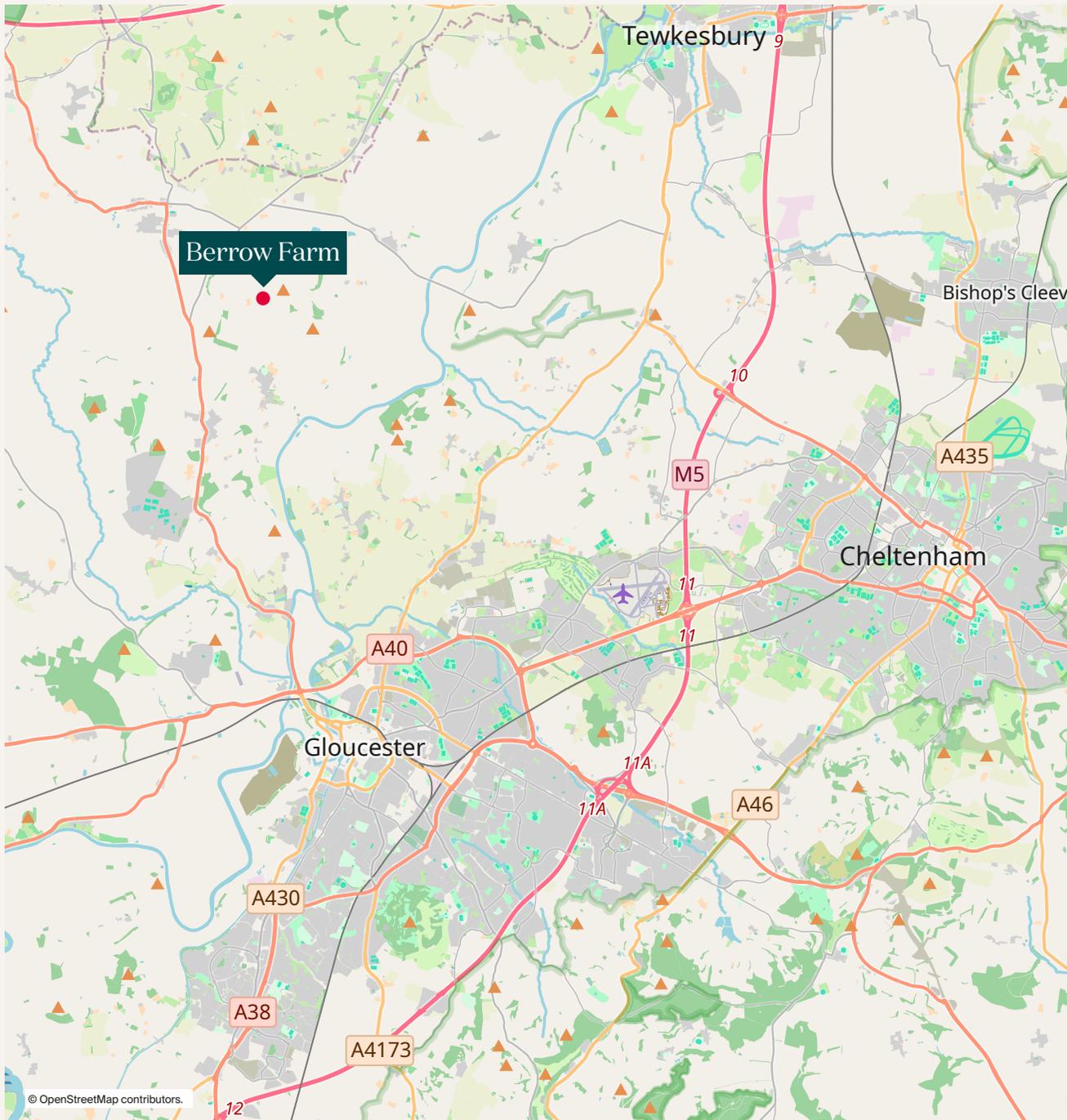
Main House: 517 sq m / 5,565 sq ft

Cottage: 89 sq m / 958 sq ft

Total Area: 606 sq m / 6,523



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Services: Super fast fibre broadband is connected.

House - Oil fired central heating. Septic tank. Mains water and electricity.

Cottage - LPG central heating. Separate septic tank. Mains water and electricity.

Guide Price: £2,200,000

Tenure: Freehold.

Local Authority: Tewkesbury Borough Council

Council Tax: Band G

EPC: TBC

Directions: Postcode: GL19 4JW

Wayleaves, Easements & Rights of Way: This sale is subject to all rights of support, public and private rights of way, water, light, drainage, and any other easements and wayleaves, all or any other rights, whether mentioned in these particulars or not.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Cheltenham

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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