

ASHLEY MARSH FARM



TETBURY, GLOUCESTERSHIRE



ASHLEY MARSH FARM

TETBURY, GLOUCESTERSHIRE

Tetbury 5 miles | Cirencester 9 miles | Kemble 5.2 miles (trains to London Paddington from 80 minutes) | M4 (Junction 17) 12 miles
(All distances and times are approximate)

‘An outstanding ringfenced private Cotswolds estate with two residences extending to over 350 acres.’

LOT 1

Ashley Marsh Farm – A Cotswold Stone Barn with five bedrooms and ancillary two bedroom cottage with beautifully landscaped gardens and surrounding parkland setting approached by a private tree lined drive.
Significant range of modern agricultural buildings with 238 acres of arable and pastureland.

LOT 2

Park Cottage – A Cotswold Stone house with 4-5 bedrooms, courtyard of stables and a studio.
Agricultural Barn – With planning consent for conversion to holiday accommodation and 52 acres of surrounding farmland.

LOT 3

Off lying block of arable land extending to about 64 acres.

In all about 355.37 acres (143.82 hectares).



Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Ashley Marsh Farm is accessed via a nearly mile-long driveway, winding through picturesque Cotswold countryside to a wonderfully private and peaceful setting. Located on the edge of the charming village of Ashley, the property is just over four miles from the historic market town of Tetbury and nine miles from the larger Roman town of Cirencester.

For commuting, Kemble station is just over five miles away, offering direct trains to London Paddington with a journey time of around 80 minutes.

The area is renowned for its excellent schooling, including prestigious options in nearby Cheltenham and highly regarded

local prep schools such as Rosehill, Westonbirt, and Beaudesert Park School in Minchinhampton.

For everyday shopping, Cirencester caters to most needs, while more extensive shopping and leisure facilities can be found in Cheltenham, Bath, and Bristol.

Sporting enthusiasts will enjoy the proximity to Cheltenham, Bath, and Newbury racecourses, polo at Cirencester Park and Westonbirt, sailing at the Cotswold Water Park, and golf at Minchinhampton and Cirencester. Additionally, hunting is available with the Duke of Beaufort's Hunt and the VWH Hunt.



THE ESTATE

The estate is accessed via a long tree-lined driveway which provides for privacy and seclusion. The ringfenced estate is in immaculate condition having been well maintained and improved by the current owners. The residential properties are set

well apart offering privacy to each. Ashley Marsh Farm, the larger of the two and is set on the south side of the estate and also has an ancillary cottage. Park Cottage is set on the north side, accessed via a spur from the main drive.

LOT 1: ASHLEY MARSH FARM

(238.4 ACRES)

Ashley Marsh Farm is a striking Cotswold stone barn, situated in the heart of its own land. Converted into a house approximately twenty-two years ago, the property has been continuously updated and improved. The centrepiece is a spacious open plan living, dining, and breakfast area, with full height windows looking out onto the gardens and parkland. In addition, on the ground floor there is a drawing room, new garden room and two sizeable bedroom suites. Many rooms on open onto a south-facing terrace, allowing plenty of natural light. The first floor offers three bedrooms, two with mezzanines levels along with a family shower room. The primarily south-facing gardens are beautifully landscaped with expansive lawns and vibrant flower and shrub borders. The drive leads to a large, gravelled parking area on the north side of the barn where there is a Cotswold stone building with a garage/stores and farm office. The is an exit out to the west leading back to the main drive or out to the farm buildings.

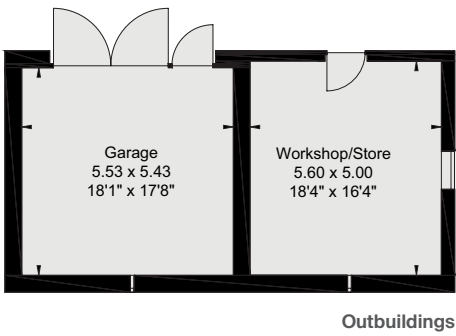




ASHLEY MARSH FARM FLOOR PLAN



Approximate Gross Internal Floor Area:
House - 430 sq m (4,630 sq ft)
Outbuilding - 60 sq m (646 sq ft)
Total - 490 sq m (5,276 sq ft)
Inc. restricted head height / Exc. voids
For identification purposes only, not to scale.



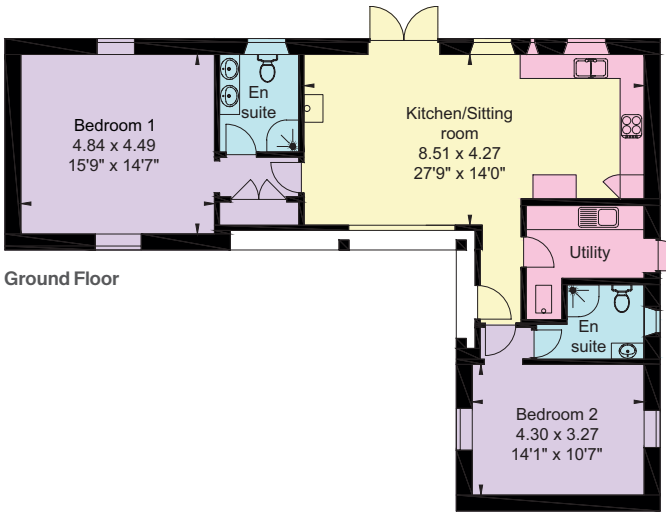
ASHLEY MARSH COTTAGE

A detached single storey Cotswold stone cottage with an open plan kitchen and sitting room, separate utility and two ensuite double bedrooms.

The cottage is in excellent condition and has a lovely private south facing garden and terrace with a pergola.



Approximate Gross Internal Floor Area:
Ashley Marsh Cottage - 97 sq m (1,045 sq ft)
For identification purposes only, not to scale.



AGRICULTURAL BUILDINGS

The modern farm buildings are situated to the west of Ashley Marsh Farm and have a sizeable footprint with nearly 40,000 square feet of livestock housing and storage. The

buildings are in good condition and would be suitable for alternative uses including equestrian facilities subject to appropriate consents.

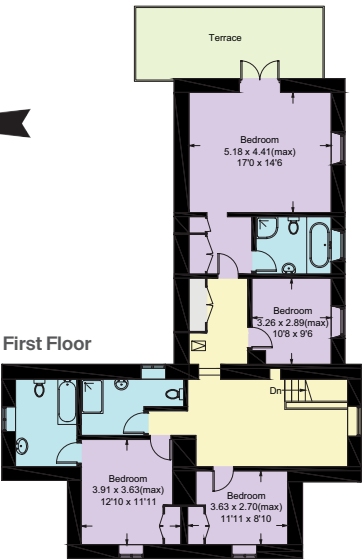
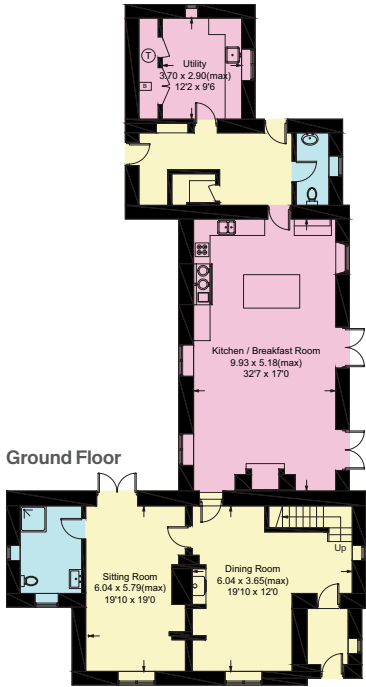


LOT 2: PARK COTTAGE

(52.84 ACRES)

An attractive detached Cotswold stone house in an elevated south facing position overlooking the surrounding open countryside. It has a lovely open plan kitchen breakfast room with French doors out onto the terrace. There is a separate dining room (bedroom 5), sitting room and utility. On the first floor there are four bedrooms, a dressing room and three bathrooms.

To the west of the house there is a traditional courtyard of stables which has been partially converted to a studio with kitchenette and cloakroom.



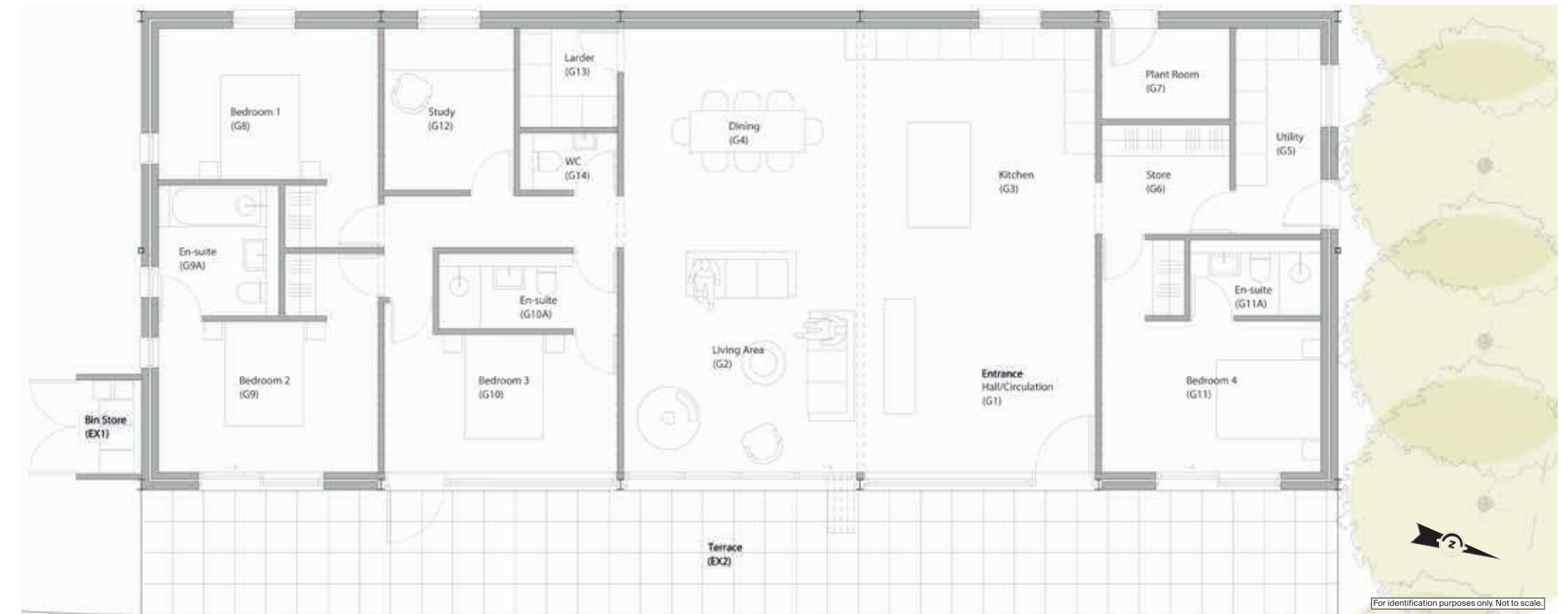
Approximate Gross Internal Floor Area:
Park Cottage - 274.7 sq m (2,957 sq ft)
For identification purposes only, not to scale.





PLANNING

To the south of Park Cottage is a modern portal steel framed building extending to approximately 2,000 sq ft which has planning consent for conversion to a residential holiday letting with four bedrooms and an open plan living area. Below is the proposed floor plan.



LOT 3 (64.13 ACRES)

Lot 3 is an off lying block of arable land to the east of the Fosse Way extending to 64.13 acres.



AGRICULTURAL LAND

The whole estate extends to approximately 355 acres and is farmed as a whole. The majority of the land consists of large open fields over a mix of Cotswold Brash and some areas of loamy clayey soils with the farming system adapted around these. The arable land is currently contracted to neighbouring farmer and a beef herd is run over the pastureland.

Land	Lot 1 (acres)	Lot 2 (acres)	Lot 3 (acres)
Arable	37	12.93	64.13
Pasture	173.83	32.89	-
Woodland	21.9	2.33	-
Water	0.11	0.14	-
Misc.	5.56	4.55	-
Total	238.4	52.84	64.13

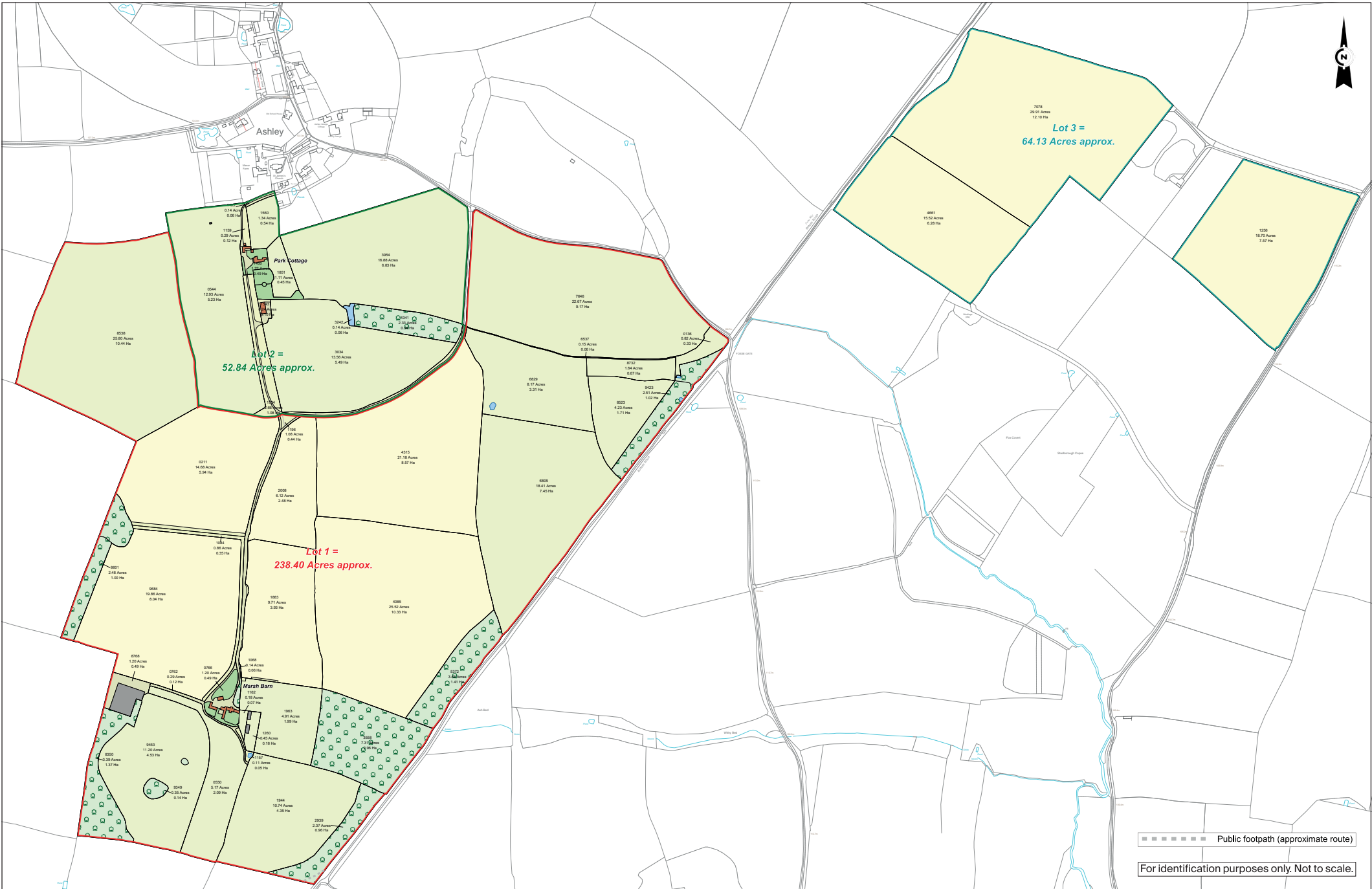
All areas shown as approximate acreages.





Lot 2 - Park Cottage





© Designed & produced by Bespoke Brochures | bespokebrochures.co

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

DESIGNATIONS

Lot 1 and 2 are situated within the Cotswolds Area of Outstanding Natural Beauty.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

SERVICES

The residential properties have a private water supply, mains electricity, oil fired central heating and private drainage. Park Cottage has oil-fired Aga and heating. The pasture fields are connected to a private water supply and mains electricity.

FIXTURES AND FITTINGS

Unless agreed otherwise, all fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

COUNCIL TAX AND EPC RATINGS

Property	Council Tax	EPC
Ashley Marsh Farm	G	D
Park Cottage	E	E

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

Cotswold District Council

POSTCODE

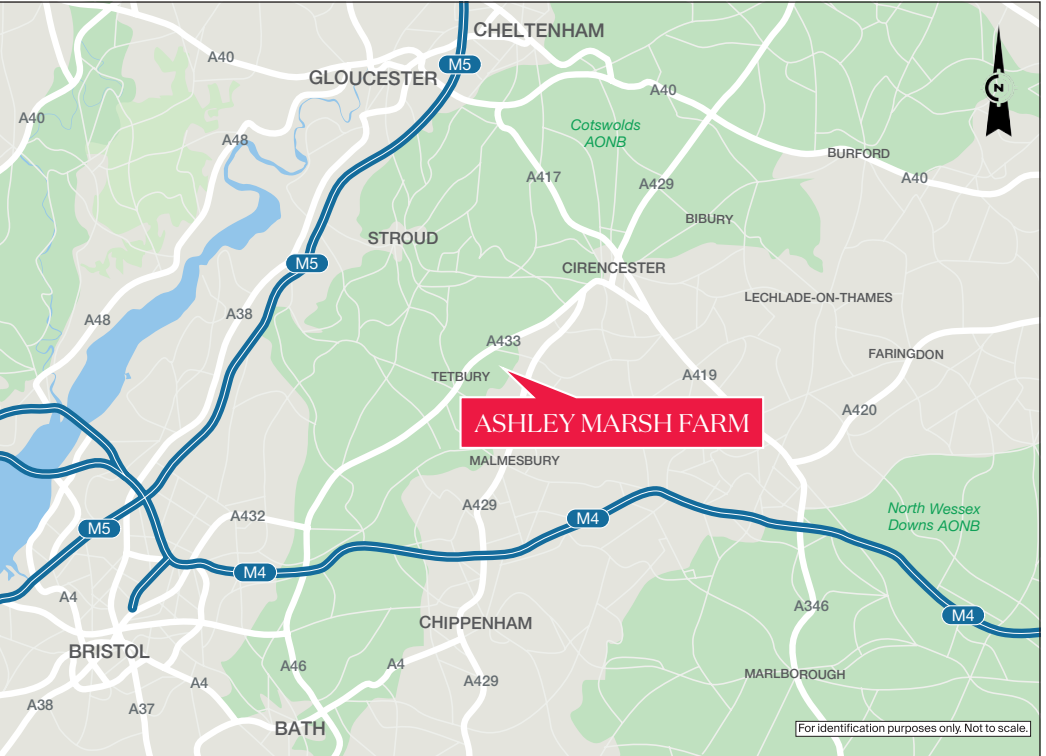
GL8 8SX

WHAT 3 WORDS

///captions.study boldest

VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.



Viewing strictly by appointment only. Please contact the selling agents:

Knight Frank Country Department
55 Baker Street
London W1U 8AN

Alice Keith
+44 (0) 20 8106 1362
alice.keith@knightfrank.com

Knight Frank Cirencester
One Market Place
Gloucestershire, GL7 2PE

Rupert Sturgis
+44 (0) 1285 882 001
rupert.sturgis@knightfrank.com

www.knightfrank.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 12th April 2023. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

