



SITUATION

Tewkesbury 4 miles, Cheltenham 10.5 miles, Evesham 13.5 miles, Gloucester 14.5 miles, Stroud 23 miles, Cirencester 27 miles.

Road Links: M5 3 miles.

Trains: Cheltenham, Evesham or Gloucester.

International Airports: Birmingham Airport 51 miles, Bristol Airport 61 miles.

- 4 Bedroom Period Farmhouse,
- Former tractor shed with cider mill base with planning potential.
- 40m x 22m arena with floodlights.
- Agricultural barn with 6 stables.
- Permanent Pastureland
- Available as whole or in 2 lots.
- Rural Accessible Location.

Garden and pastureland to about 13.6 acres

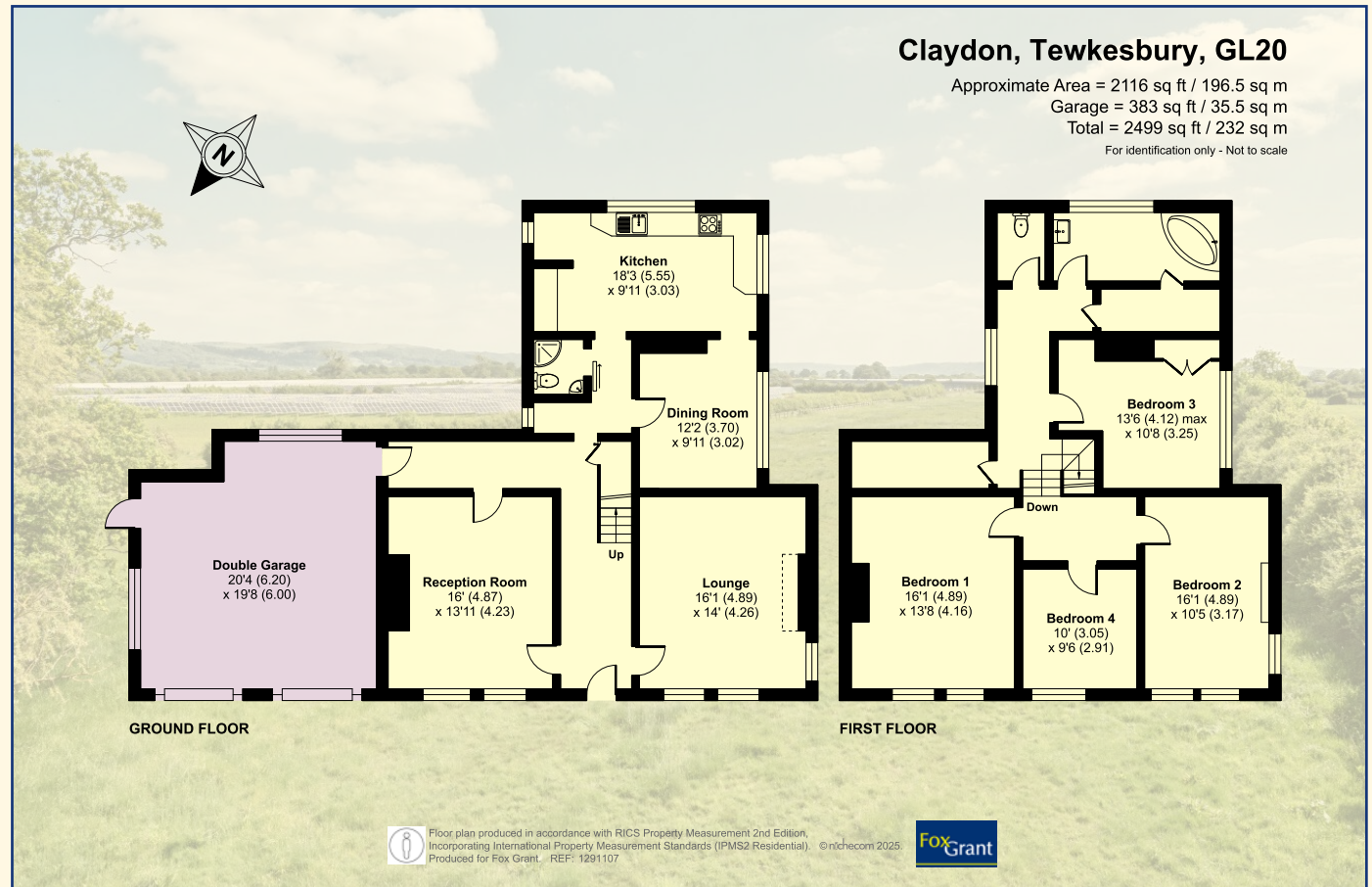
Claydon Farmhouse Situated in a rural location on the outskirts on the village of Fiddington, which is mentioned in the Domesday Book, and a short drive to Tewkesbury.

The historic town of Tewkesbury is situated on the edge of the River Sever is known for its beautiful Tewkesbury Abbey. It also has many antique and craft shops, cafes and bars and hosts the world-famous Medieval Festival and popular Food & Drink Festival.

Education There is an excellent range of both public and private schools in the area with primary at Ashchurch and secondary education at Tewkesbury. There is a significant range of independent schools in the area including: The Elms, Malvern St James. Kings Gloucester, Cheltenham College & Cheltenham Ladies. For independents see www.isc.co.uk and for state school information see www.gloucestershire.gov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The village of Ashchurch offers a BP Garage with instore M & S, Garden Centre and under construction new shopping centre. Tewkesbury offers a good range of independent shops, supermarkets, doctor's surgery, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Cheltenham or Gloucester.

The region is synonymous within the equestrian industry and the property is well within easy distance of Abbey Dressage, Hartpury College, Hunters Equestrian, Stourport Equestrian Centre, Prestige Equestrian Centre, Allenshill and Three Counties Showground. Good outriding and number of local studs and high calibre competition yards. Other facilities including racing at Cheltenham, Hereford, Warwick and Worcester. Hunting is with the Cotswold Vale Hunt, Croome or Ledbury. Golf is at Tewkesbury.



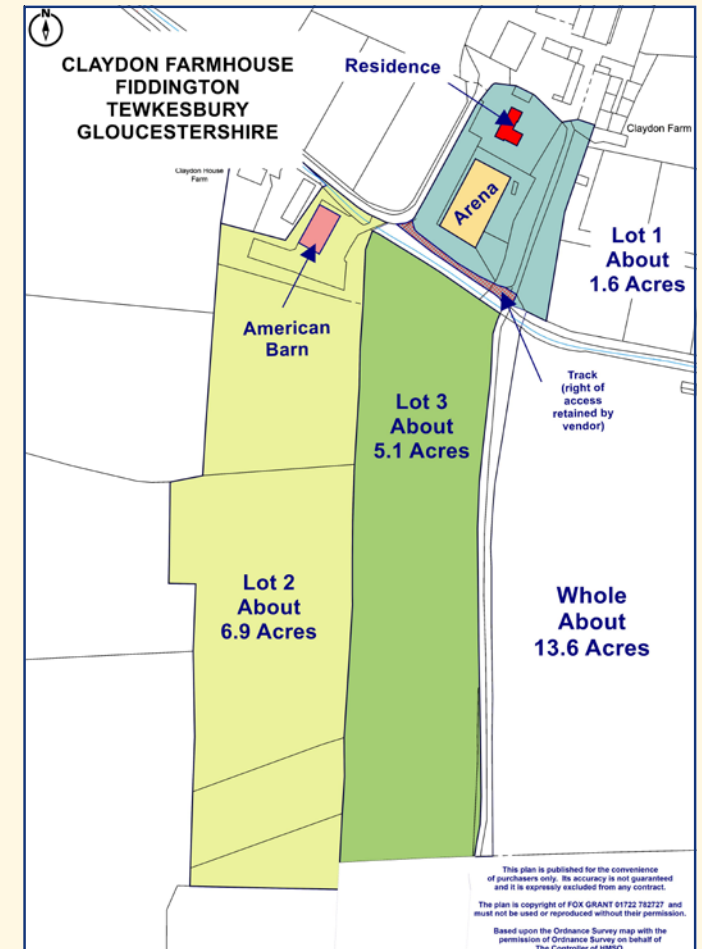
CLAYDON FARMHOUSE

is an early 1900's built Victorian Farmhouse under Welsh tiled roof, offering spacious 4-bedroom accommodation. The property needs updating but offers potential for a family home with views across open countryside from both the front and rear aspects.

The main entrance leads into spacious hallway with Victorian tiled floor and stairs to the first floor. Doors lead off to two reception rooms, both with original pinewood flooring. Rear hallway leads to the kitchen, breakfast room and shower room. There is door leading to the garage from the rear hallway. Upstairs there are four double bedrooms, with family bathroom and walk in laundry room and airing cupboard.

The property is surrounded on three sides by garden with double garage to the side & outside toilet, with old dog kennel and pen beyond. To the rear of the property is the former tractor shed with original cider mill base, which is blending itself for conversion to office or studio (subject to planning permission).

Accessed via separate double gates access is the 40m x 22m arena with floodlights and post and rail fencing, set in about 1.6 Acres. There is a footpath that leads through on the far boundary.



LOT 2 – PEAR TREE BARN WITH 12 ACRES

Enjoying its own vehicular access with yard, the American Barn style stabling offers 6 IAE internal stables with tack room, mezzanine flooring above for storage of rugs, with further space for stables, wash down and fodder area. The land is situated to the side and rear.

IMPORTANT NOTE: The track marked in red on-site plan is being retained by the owners, the buyer of Lot 1 will have legal right of access over it.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Tewkesbury County Council. 01684 295010

COUNCIL TAX Band "D"

EPC Rating E

SERVICES Mains electricity, mains water, private drainage & oil-fired central heating.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

TENURE Freehold with vacant possession.

VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William
Fox Grant

FoxGrant

CLAYDON FARMHOUSE GL20 7BH

DIRECTIONS

From Tewkesbury: Head out on the A46 signposted Evesham. Proceed past Dobbies Garden Centre on your right and take the next right on to Monks Lane, at roundabout, take 1st exit. Continue for 1 mile, taking 1st left onto Claydon Lane. Proceed for further 1 mile and Claydon Farm is located on the right-hand side.

WHAT3WORDS: ///confining.logged.young

Postcode: **GL20 7BH**

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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

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