

established 200 years

# Taylor & Fletcher



Chad Lakes, Bledington, Gloucestershire OX7 6XL

Guide Price £1,075,000









# Chad Lakes, Stow Road

Bledington, Near Chipping Norton, OX7 6XL

*A rare opportunity to buy a stunning property with fishery and other income potential subject to a specific occupancy restriction.*



## Occupancy Condition and Viewing

Full Planning permission was granted for erection of a building to form a dwelling, office, cloakrooms and maintenance room at Chad Lakes dated the 7th October 1994. (Reference CD.7257/H.) Condition 2 states: The occupation of the dwelling shall be limited to a person solely or mainly working or last working in agriculture, forestry or an angling business in the locality or a widow or widower of such a person and any resident dependants.

Brook Lodge was granted planning permission on the 4th June 2007 as holiday chalet accommodation to existing fishing facility at Chad lakes. (Reference CD.7257/K.)

The vendors have requested that all parties are specifically made aware of the occupancy condition so as to avoid disappointment in the event that they do not comply and are unable to buy the property. This will therefore avoid unnecessary wasted time and expense for all concerned.

Consequently, before a viewing is arranged we have been asked to obtain an email from a prospective buyer to confirm that they understand the Planning Condition/ Restriction and to explain why they consider that they will comply.

## Directions

From Stow-on-the-Wold head towards Chipping Norton on the A436 and bear right signed Bledington 3 miles. (The B4450) Drop down the hill and after the humped back bridge bear left and the gravelled apron and seven barred metal gate will be seen on the left hand side.

## Location

Chad lakes is situated in a peaceful rural location between Bledington and Stow-on-the-Wold. It is approached down a long gravelled drive and nestles between the Maugersbury brook

and open farmland. The picturesque village of Bledington with its wide green is approximately one mile and benefits from the Kings Head Public House, St. Leonards Parish Church and community shop. Kingham Station is approximately a mile further and is situated on the Cotswold line with its regular services to London Paddington via Oxford and Reading.

Kingham village also has a good range of amenities including a shop, two public houses and parish church. Similarly Daylesford Organic shop and restaurant is nearby.

Stow-on-the-Wold with its impressive main square is three miles and also has a good range of boutique and local shops as well as a convenience store and supermarket together with a primary school.

The well respected Cotswold School with its affiliated Leisure Centre is situated in Bourton-on-the-Water.

Chad lakes is well positioned for access to the principal commercial and cultural centres of Cheltenham (21 miles), Stratford-upon-Avon (24 miles) and Oxford (30 miles).

## Lilypads

is a chalet style detached house constructed of reconstituted Cotswold stone under a deep pitched and tiled roof with pitched dormer windows situated in the roof line to both the front and rear.

It is a comfortable home with the front door leading to a small hall/study area and on to the sitting room which is fitted with a wood burning stove. This in turn leads to a spacious kitchen/dining room overlooking the lakes and onto a guest bedroom with en-suite shower room.

On the first floor there are two bedrooms together with a family bathroom.

### Brook Lodge

is situated at the end of the drive on the left hand side and approached via a gravelled parking area. It is constructed of timber elevations under a shallow pitched tiled roof.

A flight of timber steps lead to a covered balcony surrounded by balustrading. The accommodation comprises an open plan sitting room with kitchenette, together with two bedrooms and a shower room and provides excellent guest/ holiday cottage accommodation.

### The Paddock

Set beyond Brook Lodge and approached via a five bar timber gate is a permanent pasture paddock surrounded by post, wire and mature hedging.

Situated beyond the paddock is a small area of coppice.

### The Fishery

Chad Lakes has been operating as a successful coarse fishery for many years and is particularly well known for its Carp fishing. Chad Pool has a particularly good head of Carp many of which are up to 25lb in weight. Recently a magnificent specimen Carp of 42lb 7oz was landed.

Chad Lakes was previously run as a mixed fishery but has been regularly netted to control the presence of Roach, Bream and Tench. Perch have been retained however and there are specimens reaching 3 to 4 pounds.

There are two mature and well screened lakes with a number of fishing swims and protected by recently constructed Otter netting. Both lakes have access to 240 volt power and are surrounded by grass banks, mature bullrushes and reeds, together with a number of mature trees including Willow, Silver Birch and Cherry. All well screened with mature hedging. In turn the lakes are partly bounded by the Mangersbury brook to one side and Daylesford farmland to the other. Chad Pool has 12 separate fishing stations.

Chad Pool is currently run as a members syndicate only. Home Pool is run on an exclusive booking basis from the beginning of April to the end of November.

There is ample parking, WC and Shower facilities and a drinking water tap, together with a fishing hut.

### Outbuilding

On the north side there is a substantial outbuilding constructed of timber elevations under a pitched corrugated roof and comprising studio, fishing equipment and machinery stores and wood shed.

### Wild Life

Chad Lakes supports an abundance of wildlife including Mallard and Tufted ducks, Swans, Moorhens, Coots, Kingfishers, Dab Chicks and Swallows, together with Green and Great Spotted Woodpeckers.

### Entomology

Insect life includes red and blue damselfly, dragon flies, grannom caddis flies, sedge, water boatman and hawthorn fly.

### Public Footpath

There is a public footpath which crosses the small spinney at the far extremity to the west of the property beyond the paddock and away from the lakes.

### Services

Mains Electricity and Water. Oil fired central heating. Private drainage.

Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 623000

### Council Tax

Band D.

Amount payable for 2024/2025 £2,147.01.

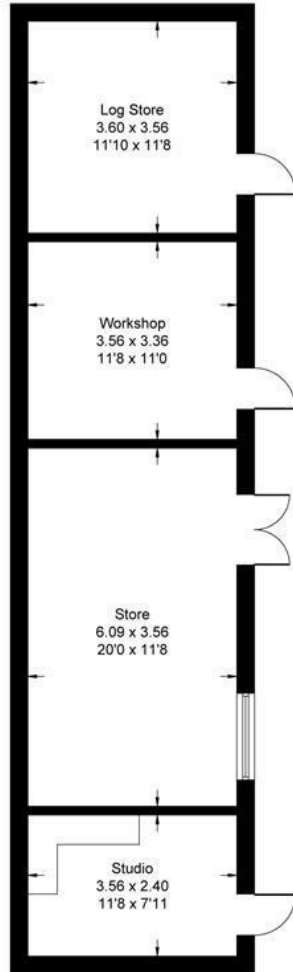


Brook Lodge



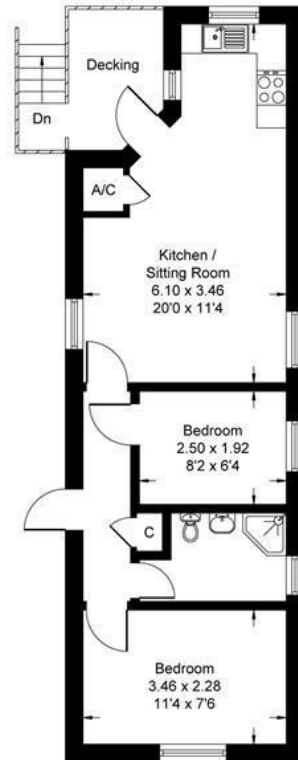
# Floorplan

Approximate Gross Internal Area = 151.98 sq m / 1636 sq ft  
Outbuilding = 56.60 sq m / 609 sq ft  
Total = 208.58 sq m / 2245 sq ft

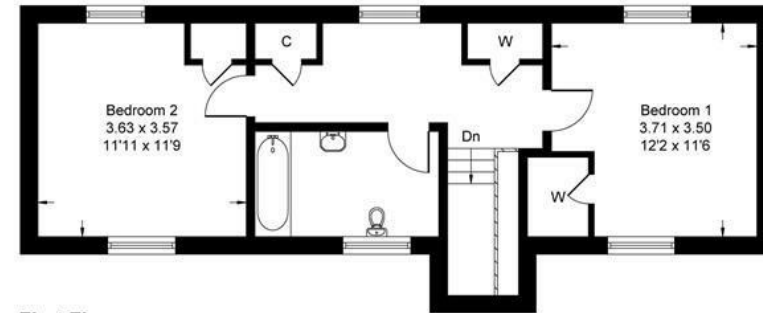


**Outbuilding**

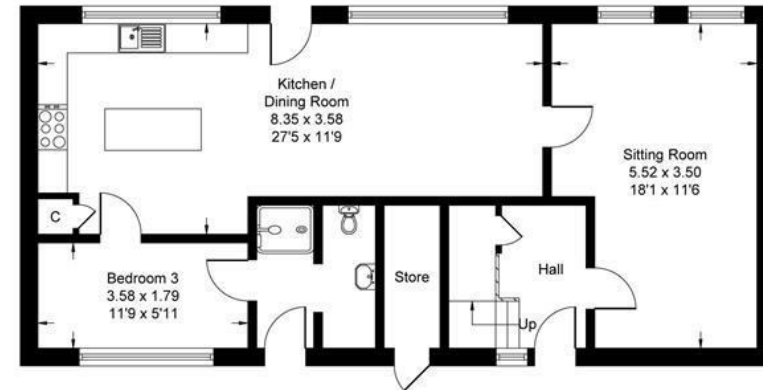
**Brook Lodge**



**Lilypads**



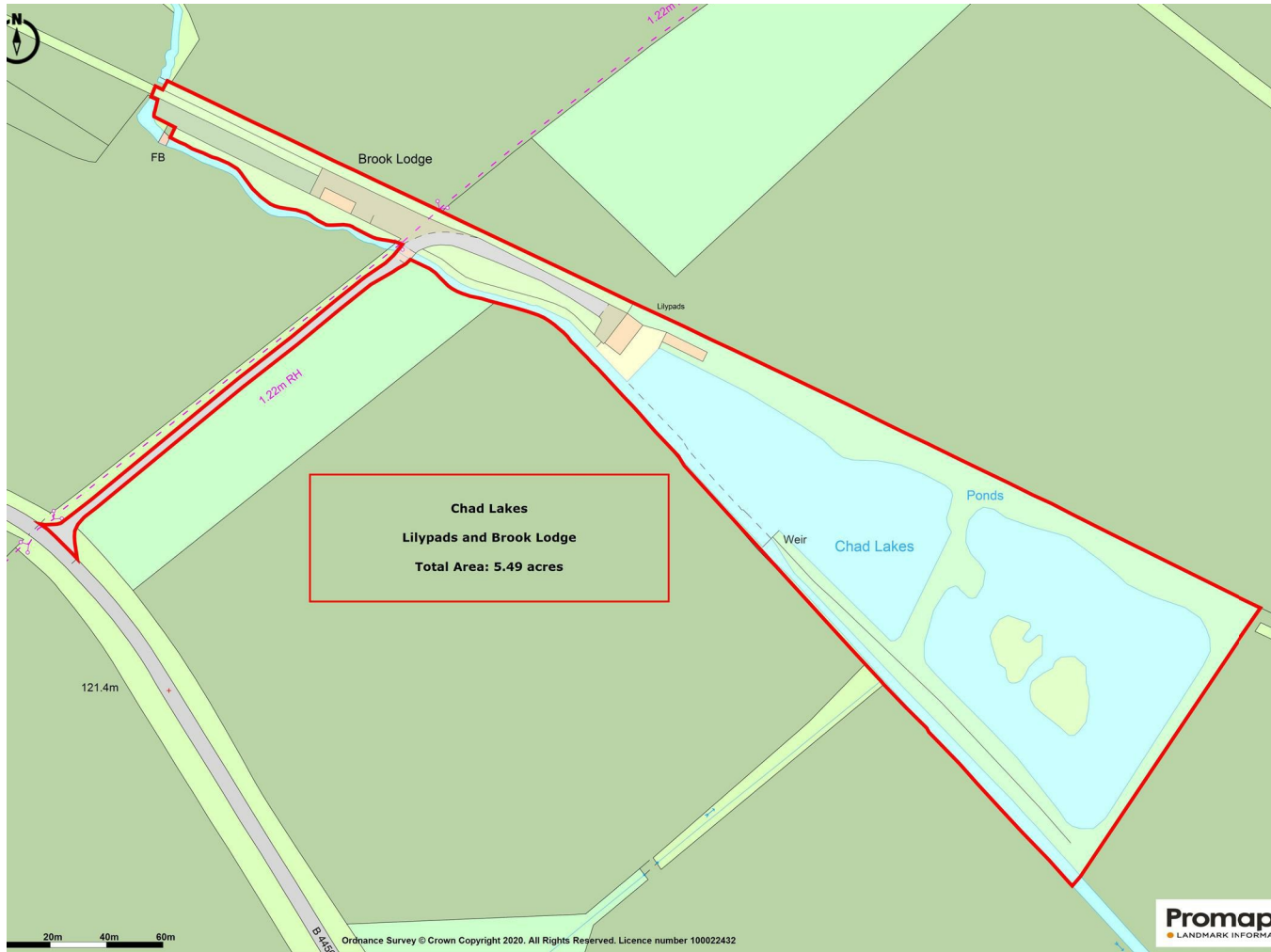
**First Floor**



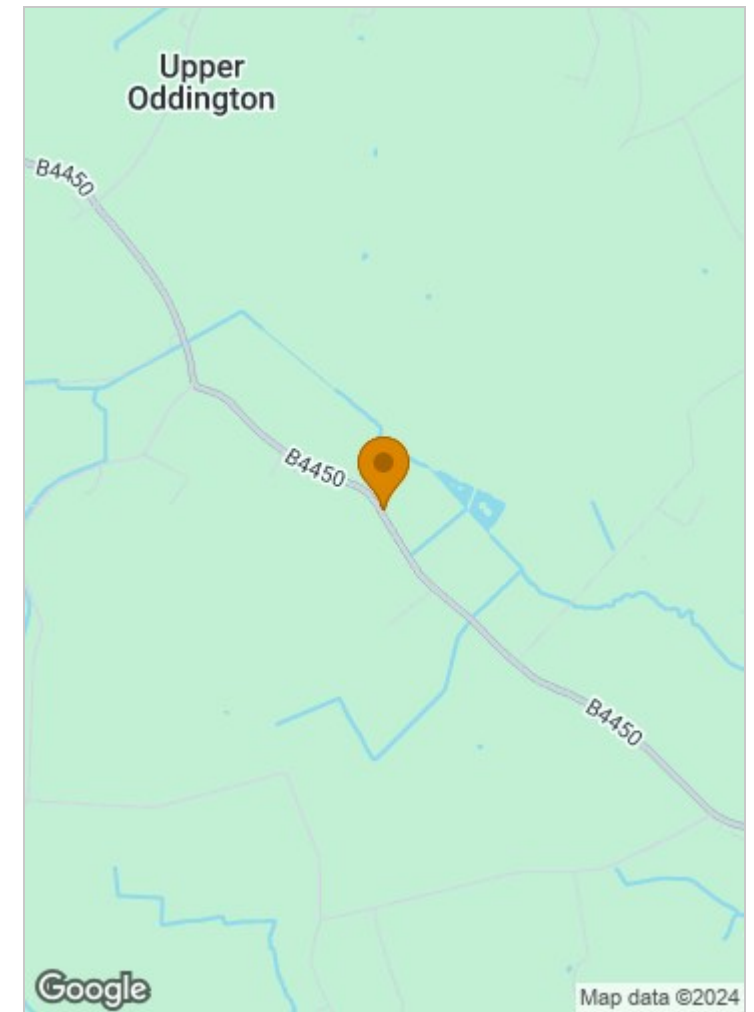
**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Site Plan



## Location Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	