

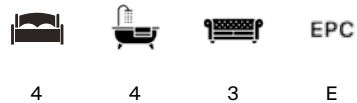


GRANGE FARM

Brockhampton, GL54 5XQ



A SPACIOUS AND PRIVATE FAMILY HOME, WITH A LARGE
UNCONVERTED STONE BARN OFFERING DEVELOPMENT POTENTIAL,
SET IN THE HEART OF A POPULAR COTSWOLD VILLAGE.



Local Authority: Cotswolds District Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,450,000



THE MAIN HOUSE

Entering through the front door, you are welcomed into a spacious reception hall set in the middle of the house. From here it leads into a delightful drawing room, complete with a Cotswold stone fireplace, a staircase to the upper level and then on to the dining room. At the far end of the house, there is the winter kitchen centring on the Aga with access via the back door. There is scope to create an annex at either end of the house to create an Air BnB or self-contained home working space. Heading the other way from the reception hall, there is a large versatile study or fifth bedroom, a shower room and then the games room (currently home to the snooker table!). Recently converted to create a more practical family space, the kitchen is a light well-proportioned room that looks back up the driveway and over the garden. As well as having plenty of flexible living spaces and potential for an annexe, there is still plenty of practical storage throughout, a large utility room and a cloakroom. Upstairs, there are four generous double bedrooms, three with ensuite facilities, and the fourth with a WC and handbasin, plus a separate WC.







GARDEN AND BARN

The gravel driveway provides ample parking. An unconverted Cotswold stone barn offers exciting potential for conversion (subject to planning consent) into ancillary accommodation or office space. As it stands, it is wonderful open dry storage perfect for cars, parties or other hobbies.

Attached to the barn is a charming garden room that overlooks the grounds and provides stunning views over the Coln Valley.

The gardens are a true highlight, with secluded seating areas, expansive lawns, deep flower beds, and a productive vegetable garden, creating an idyllic setting for relaxation and outdoor entertaining.







LOCATION AND AREA

Nestled in the heart of the picturesque village of Brockhampton, Grange Farm is a charming former stable yard overlooking a south-facing plot that extends to half an acre. Surrounded by mature hedging, the property enjoys a private and tranquil setting, perfect for those seeking a peaceful countryside retreat. Accessed via a wooden five-bar gate, the driveway runs past the 'L' shaped house on the right, the gardens being to the left of the drive, to a beautiful double height stone barn.

Located between Cheltenham and Bourton-on-the-Water, the peaceful and unspoiled village of Brockhampton is tucked away in the folds of the Cotswold Hills Area of Outstanding Natural Beauty. Set within a Conservation Area overlooking the Coln Valley, the village is made up of a charming mix of Cotswold houses and cottages, mostly constructed from the mellow local Cotswold stone, interspersed with small fields bordered by traditional stone walls and winding lanes.







Approximate Gross Internal Area = 381.9 sq m / 4111 sq ft
 Outbuilding Kitchen/Barn/Garden Store = 170 sq m / 1830 sq ft
 Total = 551,9 sq m / 5941 sq 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)



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