



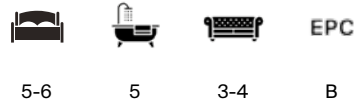
TINPENNY FARM

Fiddington, Tewkesbury GL20 7BJ



FIDDINGTON, TEWKESBURY, GLOUCESTERSHIRE, GL20 7BJ

A substantial and highly versatile modern country home set within approximately 7.24 acres, with secondary accommodation and an impressive range of outbuildings.



Local Authority: Tewkesbury Borough Council

Council Tax Band: G

Tenure: Freehold

Tewksbury 3 miles, Cheltenham 10 miles, Winchcombe 11 miles, Oxford 57 miles, London 121 miles (approximate distances)

Guide Price: 1,600,000



THE PROPERTY

This impressive detached home offers spacious accommodation extending to over 4,800 sq ft, with further significant outbuildings providing considerable flexibility for a variety of uses. The main house links to the annexe at ground floor level so it can be used contiguously.







MAIN HOUSE AND ANNEXE

The main house is well arranged for both family living and entertaining, with a welcoming double height entrance hall leading through to a series of generous reception rooms. A large principal living room is complemented by a formal dining room and a south facing garden room enjoys views across the grounds. The kitchen is a particular feature of the property, circulating around a large island and with room for a dining table, bi-folding doors allow great views of the garden. A separate study offers a dedicated workspace, whilst a utility room and cloakroom complete the ground floor. The ground floor of both the main house and the annexe have under floor heating with radiators at first floor levels.

On the first floor, there is a large principal bedroom suite with a dressing area and views both sides of the garden. There are two further bedrooms with en-suites and another two bedrooms that use the family bathroom. All bedrooms are a good size, offer a high degree of comfort and enjoy views over the pretty gardens.

The annexe comprises a kitchen/dining room, separate sitting room and on the first floor, a very large bedroom, dressing area and en-suite shower room.







LAND AND OUTBUILDINGS

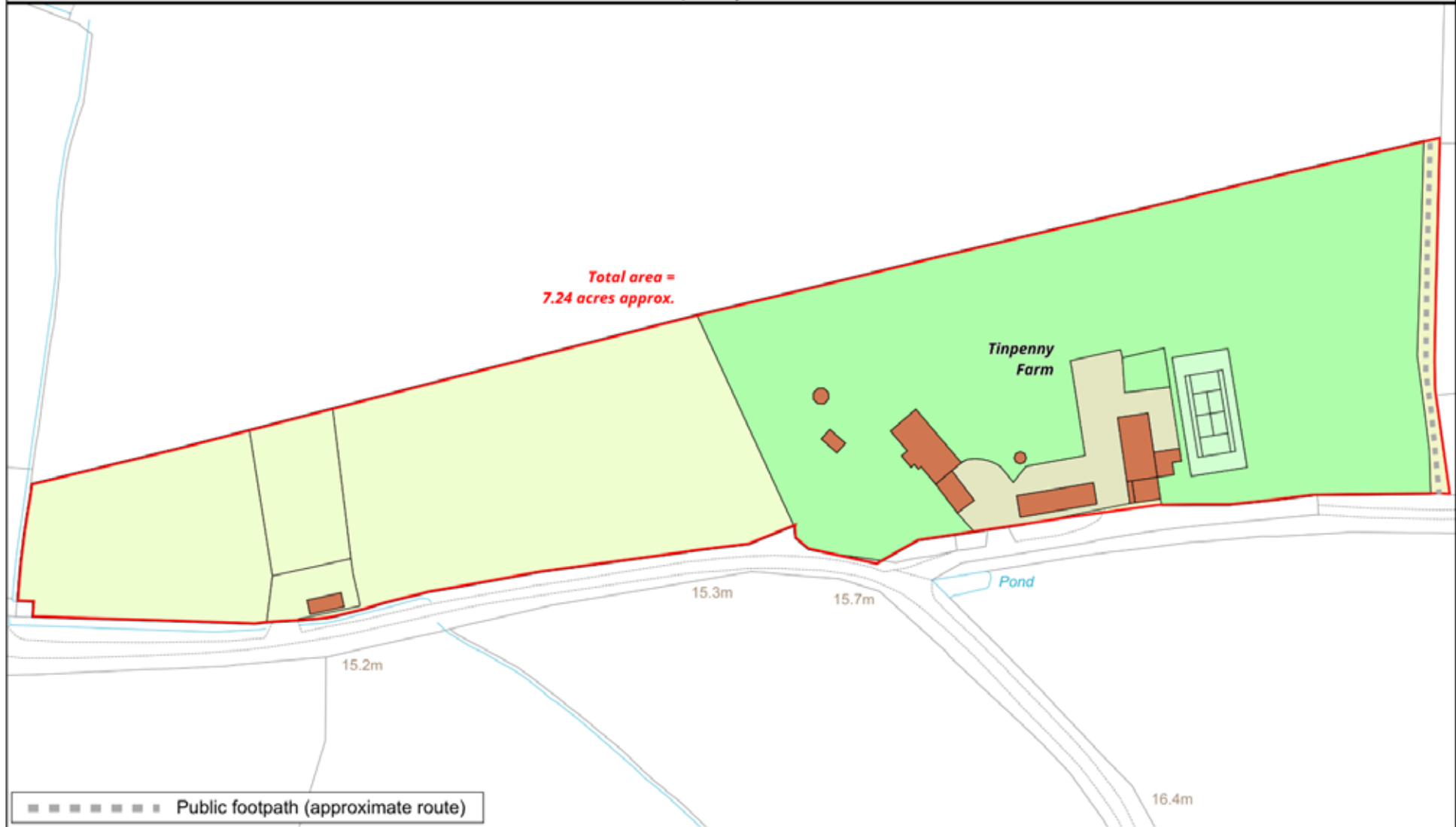
Externally, the property sits within approximately 7.24 acres, comprising gardens and paddock land, providing an excellent setting for those seeking a rural lifestyle. The grounds offer ample space for recreation, equestrian or smallholding use, subject to requirements.

The outbuildings are a particularly notable feature and provide extensive storage and scope for a range of uses, subject to any necessary consents. The barns are all secure and include a very tall substantial multi-purpose barn, a second workshop with a roller door, a standard block and brick constructed gym or home office that then adjoins a large garage and in turn an oak framed double car port and wood store.

The house and gardens are surrounded by mature hedge lines dotted with numerous trees making the plot very private. The tennis court now requires some attention. Ample parking is available, with space for numerous vehicles, making the property well suited to both family occupation and those with additional requirements.



Tinpenny Farm



Public footpath (approximate route)

Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk



Date: 06.05.26 Drawn By: CW Scale: 1:1500 @ A4 Plan Ref: 21380

Title: **Tinpenny Farm**

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Outbuildings Approx. gross internal area 4679 Sq Ft. / 434.7 Sq M.
 Main House Approx. gross internal area 4858 Sq Ft. / 451.3 Sq M.
 Total Approx. gross internal area 8770 Sq Ft. / 814.8 Sq M.

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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