



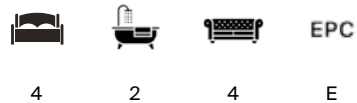
HOME FARM

Boddington, GL51 0TJ



BODDINGTON LANE, BODDINGTON, GLOUCESTERSHIRE, GL51 0TJ

Enjoying wonderful countryside views, an immaculate recently refurbished period property with double garage and level gardens.



Local Authority: Tewkesbury Borough Council

Council Tax Band: E

Tenure: Freehold

Cheltenham 5 miles, Tewkesbury 7 miles, M5 Junction 10 (N&S) 6 miles, Oxford 55 miles, Bristol 45 miles, London 100 miles (Distances approximate).

Guide Price: 1,175,000



THE PROPERTY

Set in an enviable rural location surrounded by a privately owned country estate, this substantial detached home has been comprehensively modernised throughout with attention to detail, high quality finishes and fittings.

Extending to approximately 2,678 sq ft internally, it has comfortable versatile accommodation arranged over two floors with glorious views over the surrounding farmland on both sides.









GROUND FLOOR

The house provides a flexible layout suited to modern family living as well as home working. The ground floor comprises two well-proportioned reception rooms (currently used as sitting rooms) both fitted with wood burners, a study and an impressive orangery, all providing good natural light and enjoying views to the gardens. The kitchen is open plan and boasts plenty of room for dining whilst the glass topped spiral cellar creates both focal and talking points!

Set at the rear of the house, the kitchen looks onto the garden with bi-folding doors that open onto a large terrace. A reception hall, cloakroom, WC and a utility complete the ground floor.







BEDROOMS AND BATHROOMS

The principal bedroom has an en suite shower room, while the remaining three bedrooms are served by the well-appointed family bathroom, altogether providing a flexible arrangement for family and guest accommodation.

Bedroom four is currently used as a dressing room but can be easily returned to bedroom use.







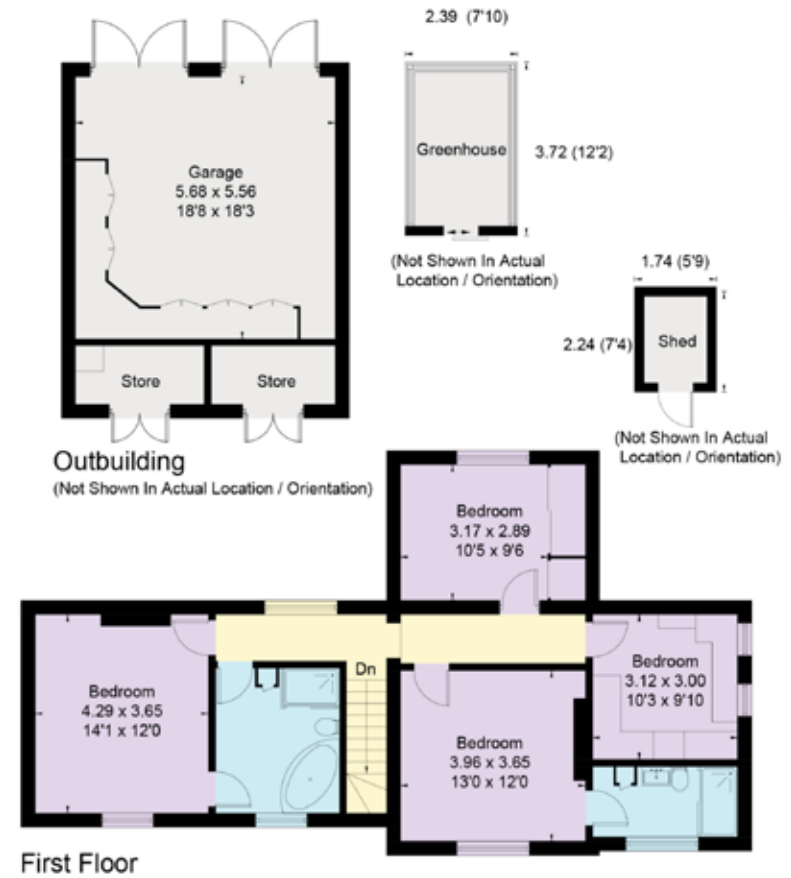
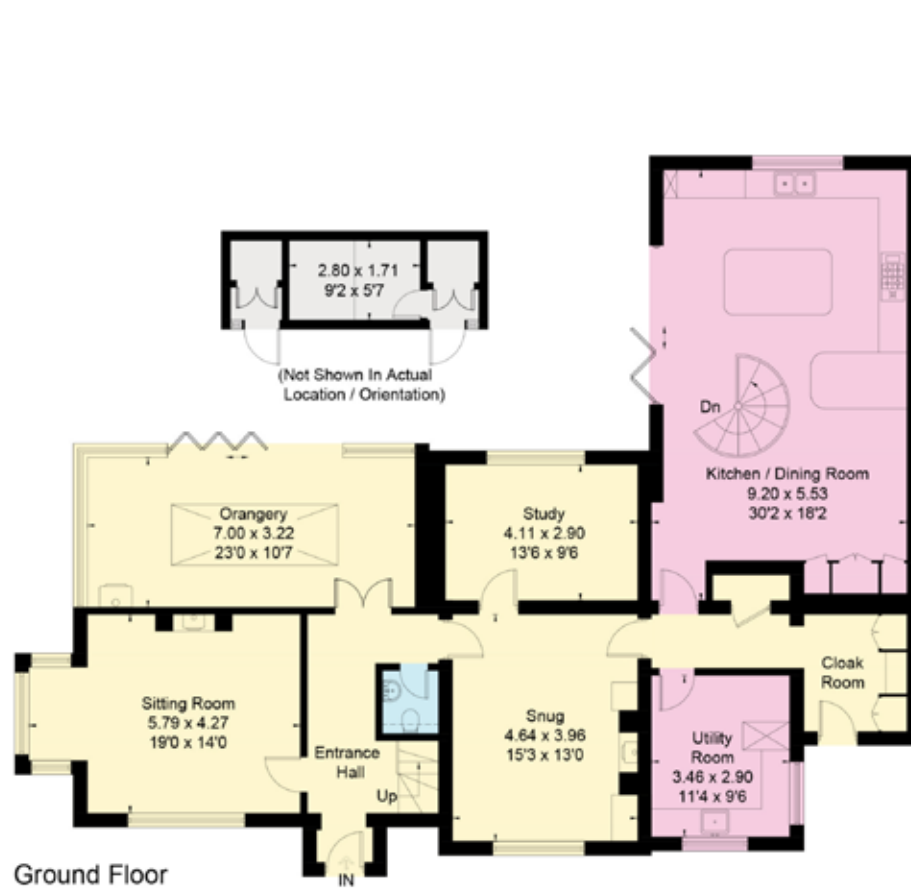
LOCATION AND GROUND

Outside, the pretty gardens are fully enclosed with ample parking, a detached double garage with further practical outbuildings and stores providing useful additional spaces with potential for a variety of ancillary uses, subject to requirements.

The property occupies a semi-rural position, enjoying a sense of space and privacy while remaining within convenient reach of Cheltenham, Tewkesbury and Gloucester and the surrounding area.







Garage and Outbuildings Approx. gross internal area 582 Sq Ft. / 54.1 Sq M.
 Main House Approx. gross internal area 2678 Sq Ft. / 248.8 Sq M.
 Total Approx. gross internal area 3260 Sq Ft. / 302.9 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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