



GREEN FARM, BADGEWORTH

Cheltenham, GL51 4UJ



BEAUTIFULLY PRESENTED AND VERSATILE FAMILY HOME

Within a short drive from Cheltenham, this period farmhouse offers versatile accommodation, ample parking, gardens, a paddock, orchard and a substantial barn, set in around 1.2 acres.



Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

Services: All mains services are connected. Gas Boiler. Gigaclear fibre broadband.

Guide price: £1,500,000



GREEN FARM

The original part of the house dates to around the mid 17th Century with a Victorian frontage and a modern (2008) two storey wing at the rear that has created a large modern kitchen/living space that compliments the cosy traditional sitting room and the more formal Victorian reception rooms to the front. Care has been taken to retain a good degree of charm and period features such as exposed beams, feature fireplaces and quarry tiles in the hallway. The property is not historically listed.





There are two staircases to the first floor. In the original part of the house, there are four bedrooms, an additional bedroom/study and two shower/bathrooms. Then, in the modern part of the house, there is a very large dual aspect principal bedroom and a separate shower room that both enjoy views of the gardens and the neighbouring farmland.





Gated to the side of the house, the driveway runs to additional parking, the garden, paddock and the barn. Single storey and part converted, the building lends itself to all kinds of uses. Currently used as workshops, garaging and storage (with electricity connected), there is also a utility room and WC that come in handy for garden parties. Subject to the necessary consents, the barn would make a great home office, gym or annex with independent parking and garden outlook.

Running parallel to open farmland, the plot enjoys beautiful views all the way to the Cotswold escarpment. Beyond the barn the gardens extend into paddock and then into the gated orchard with its mix of apple and mature perry trees.





LOCATION

Set under the immediate backdrop of the Cotswold Hills, the village of Badgeworth is situated just south of Cheltenham, conveniently located for access to major road connections such as the A417 and M5.

Being within 4 miles of Cheltenham town centre, the property enjoy easy access to the convenience and amenities that the town offers and is also a short drive from the popular districts of the Bath Road and Leckhampton.

Cheltenham 4 miles, Gloucester 7 miles, Stroud 11 miles, Cirencester 17 miles, Oxford 43 miles, Bristol 39 miles, Swindon 30 miles - Distances approximate.



Approximate Floor Area = 294.1 sq m / 3166 sq ft
 Outbuildings = 113.1 sq m / 1217 sq ft
 Total = 407.2 sq m / 4383 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)



We would be delighted
to tell you more.

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