Fiddlers Green Farm
Pheasant Lane • Cheltenham • GL51 0XX
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A SPACIOUS DETACHED HOME WITH EXTENSIVE OUTBUILDINGS, IN NEED OF MODERNISATION OR IDEAL FOR REDEVELOPMENT

Entrance porch • entrance hall • drawing room
sitting room • dining hall • kitchen • cloakroom
cellars • 4 bedrooms • bathroom

Annexe:
Kitchen area • utility room • first floor lounge • bedroom
• bathroom

Adjoining outbuildings in need of repair:
Various barns • 3 stables and storage areas (see floorplans)

Courtyard area with parking

Gardens and orchard area • in total just under 1 acre
DIRECTIONS
Leave Cheltenham on the A40. At the Golden Valley roundabout take the 4th exit into Fiddlers Green Lane. Take the first left fork into Pheasant Lane, and after 0.2 of a mile turn right into the unmade-up lane. Fiddlers Green Farm will be found at the far end of the drive.

SITUATION
Fiddlers Green Farm lies on the western outskirts of Cheltenham, less than 3 miles from the town centre. This area has great access to the M5 and the A40. There are a wide range of schools in Cheltenham including Cheltenham Ladies College, Cheltenham College (co-ed), and in Gloucester including King’s School (attached to Gloucester Cathedral) and a number of Grammar schools. Cheltenham is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals.

It should be noted that the property lies within the West Cheltenham Joint Core Strategy allocation (A4) and there is expected to be development in the immediate area.

DESCRIPTION
The property has been in the same family for over 30 years and is believed to date from 1890, built in brick under render with a mainly slate tiled roof. The main house has accommodation over three floors, with cellars under. The rooms are well proportioned with high ceilings to the ground and first floors, with some period features such as working fireplaces. To the rear and attached to the main house are later additions housing the annexe, with accommodation over two floors. Also to the rear are the attached outbuildings, lying in a courtyard arrangement. These are also in need of repair, but comprise over 3,000 sq ft of buildings, some over two floors, and may be suitable for a variety of other uses such as office space, accommodation for a relative, treatment rooms and so on (subject to the necessary consents). Please see the floorplans for further information.

To the front of the property are the gardens running down to Hatherley Brook. There is ample parking within the courtyard. Access is via a right of way over an unmade-up driveway.

GENERAL INFORMATION: Mains electricity, and water are connected. Oil fired central heating. Private septic tank drainage.

TENURE: Freehold with vacant possession upon completion

LOCAL AUTHORITY: Cheltenham Borough Council. Tel: 01242 262626.

ENERGY PERFORMANCE: A copy of the full Energy Performance Certificate is available upon request.

VIEWING
Strictly by appointment with Savills.
Approximate IPMS2 Floor Area = 261.4 sq m / 2814 sq ft
Cellar = 53 sq m / 570 sq ft
Outbuildings = 333.3 sq m / 3587 sq ft
Limited Use Area = 11.8 sq m / 127 sq ft
Total = 659.5 sq m / 7098 sq ft

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