



MIDDLE FARM, ALSTONE, TEWKESBURY, GL20 8JD ♦ FREEHOLD





MIDDLE FARM, ALSTONE

A period farmhouse with excellent ancillary facilities and outbuildings set in the heart of a Cotswold village.

MILEAGES:

Cheltenham 8 miles ♦ Broadway 10 miles ♦ Stow on the Wold 15 miles ♦ M5 (Junction 8) 6 miles

FARMHOUSE

Ground Floor: Entrance hall ♦ drawing room ♦ sitting room ♦ dining room ♦ larder ♦ kitchen & breakfast room
♦ side hall ♦ cloakroom ♦ study ♦ conservatory

First Floor: Bedroom with en suite shower room ♦ two further bedrooms ♦ dressing room

BARN

Ground Floor: Kitchen & breakfast room ♦ cloakroom ♦ sitting room

First Floor: Three bedrooms ♦ bathroom

ANNEXE

Ground Floor: Kitchen & breakfast room

First Floor: Two bedrooms ♦ shower room

OUTSIDE

A range of traditional and modern outbuildings ♦ gardens ♦ tennis court

Paddocks including woodland, totalling circa 21.96 acres

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SITUATION

Middle Farm presents a rare opportunity to purchase a period farmhouse with further potential, complemented by modern ancillary accommodation and a number of outbuildings in a beautiful setting. The property is located in fine grounds and has useful paddocks including some woodland. The key feature of the property is its rare location within a quiet Cotswold village.

The property is situated in a convenient location with fast access to regional and national communications including the M5 and A46. The property is well set for easy access to enjoy the countryside of Gloucestershire, Worcestershire and Herefordshire. Superb walking is found on nearby Bredon Hill and there are a number of well-known routes including The Cotswold Way. Neighbouring countryside is superb for equestrian pursuits and hacking. Golf courses are found on Cleeve Hill, Broadway and Puckrup Hall. Good local shopping is found in Winchcombe and Toddington with more extensive shopping and entertainment found in Cheltenham, Tewkesbury and Gloucester.

High speed trains can be taken from Gloucester, Cheltenham and Worcester railway stations with direct journeys to London Paddington. A selection of leading preparatory and public schools can be found in Cheltenham, Malvern and Hereford. Schools include Cheltenham College, Cheltenham Ladies College, Kings Worcester, Hereford Cathedral School, Malvern College, The Elms and The Downs.

DESCRIPTION

Middle Farmhouse is an attractive period building with Victorian accents. Principal elevations are of mellow brick elevations under pitched tiled roofs with features such as prominent bay windows.

Logical and flexible accommodation is set over two levels with a useful single storey wing.

Access is via an entrance hall that spans the full depth of the farmhouse allowing entry from the front and the back. The drawing room and sitting room are adjacent and the dining room enjoys a large bay window. A large walk in larder is situated adjacent and then on to the kitchen and breakfast room with side hall access. The single storey wing provides a large boiler room, study and conservatory.

At first floor level is a principal bedroom with large dressing room adjacent. There are two further bedrooms, one of which is en suite and a family bathroom.

Middle Farm has a modern barn conversion that is divided into a semi-detached dwelling. One section is slightly larger accommodating a three bedroom layout with reception room, the other has more of a studio layout with two first floor bedrooms. The barns have a separate driveway and parking area with dedicated gardens.

There are a number of period and modern outbuilding that currently provide workshop and storage use. There is further potential subject to planning permission.









OUTSIDE

Middle Farm has two points of access with one driveway leading to a traditional yard and another providing dedicated access to the barns leading to a vehicular track for the paddocks. The farmhouse and barns are set in beautiful gardens which have received lavish attention over the last 15 years producing a very special environment to enjoy. There are well stocked borders, interesting and mature species and impressive expanses of lawns. There are also areas dedicated to a vegetable garden and orchard. Located at the garden border and adjacent to the paddocks is an all-weather surface tennis court.

DIRECTIONS: GL20 8HD

Entering Alstone from the B4077, travel down the length of the village. As the road turns to the left the two entrances will be found on the left hand side of the bend.

ADDITIONAL INFORMATION

Services: Mains water, electricity, drainage. Oil fired central heating.

Local Authority: Tewkesbury Borough Council. Tel 01684 295010

Tenure: Freehold

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

Viewing: Strictly by appointment with Savills.



BARN



BARN INTERIOR

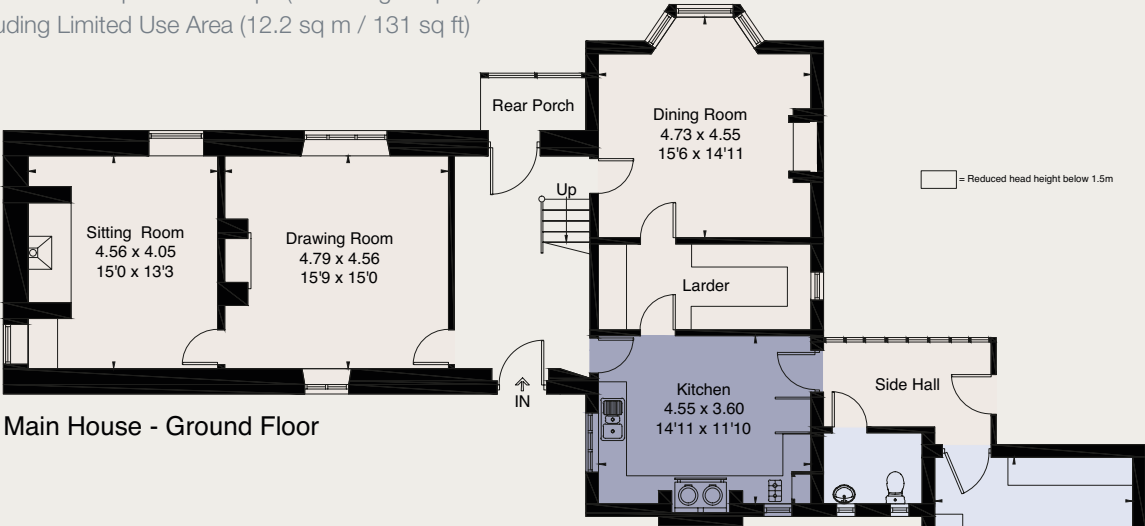


BARN INTERIOR

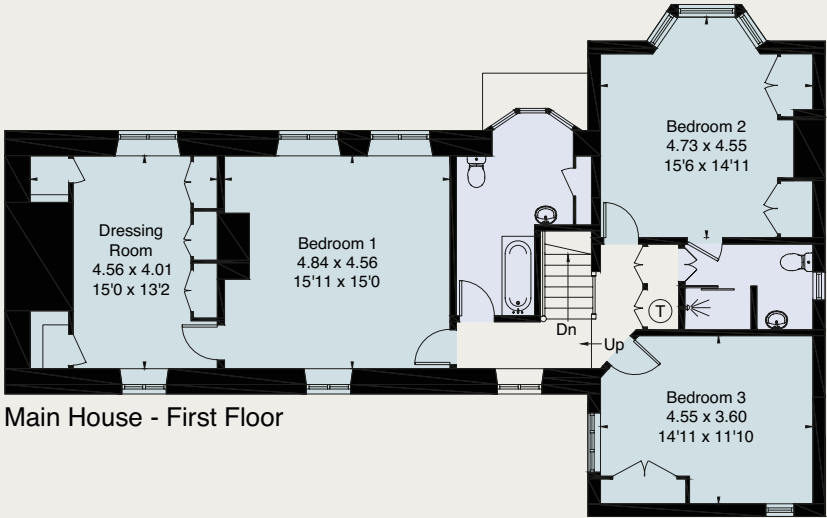


FLOORPLANS

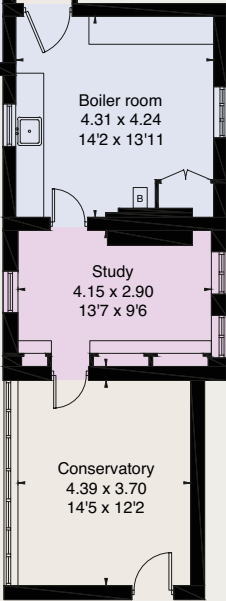
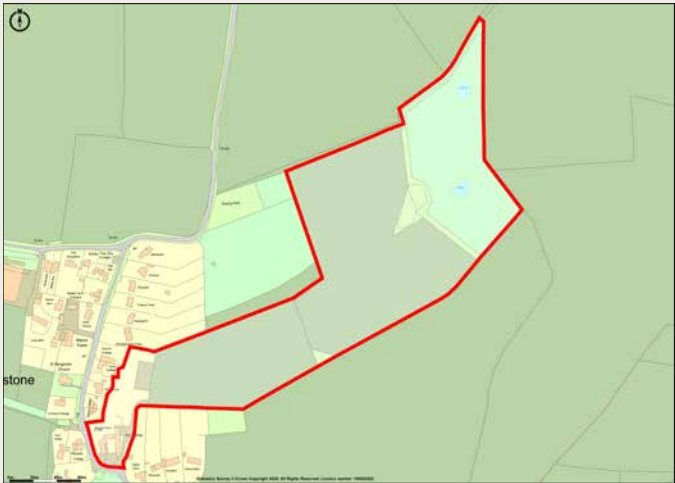
Approximate Area = 265.9 sq m / 2862 sq ft
Garage / Workshop = 38.6 sq m / 415 sq ft
Outbuildings = 71.1 sq m / 765 sq ft
Annexe = 69.6 sq m / 749 sq ft
Barn Cottage = 100.4 sq m / 1081 sq ft
Store = 36.5 sq m / 393 sq ft
Total = 582.1 sq m / 6265 sq ft (Excluding Carport)
Including Limited Use Area (12.2 sq m / 131 sq ft)



Main House - Ground Floor



Main House - First Floor

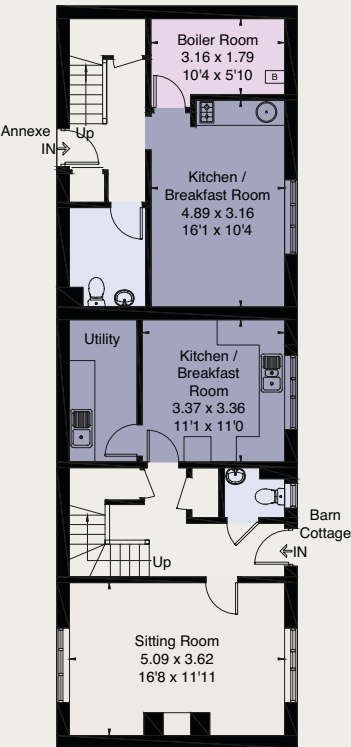


MAIN HOUSE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	39
		EU Directive 2002/91/EC	

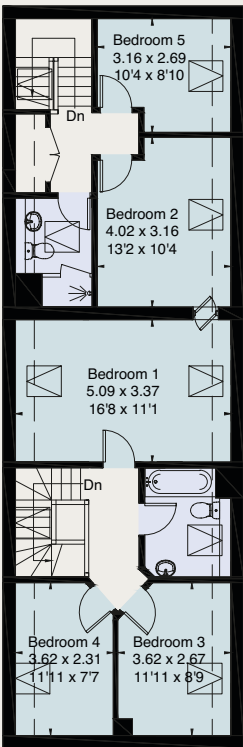


Annexe - Ground Floor



Barn Cottage - Ground Floor

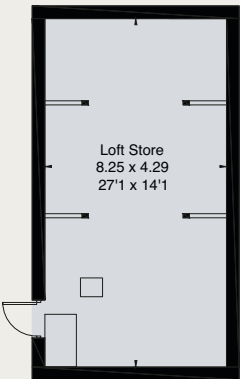
Annexe - First Floor



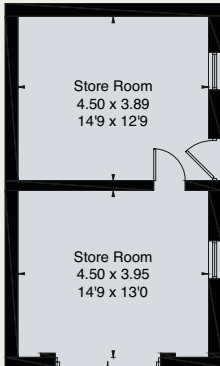
Barn Cottage - First Floor



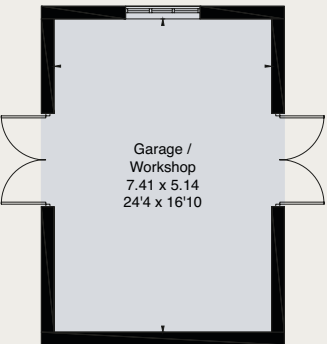
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



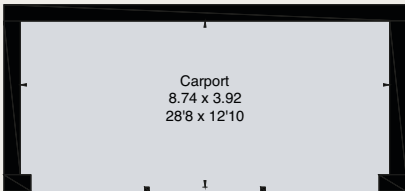
Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)

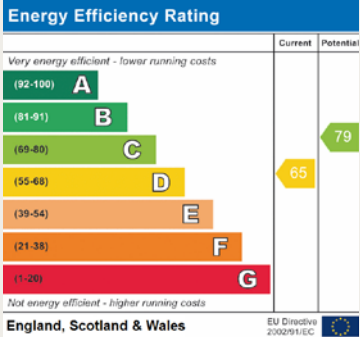


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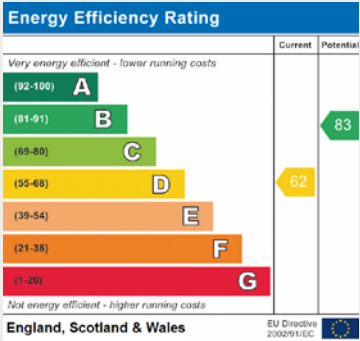


(Not Shown In Actual Location / Orientation)

BARN COTTAGE



ANNEXE



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