



JUBILEE FARM

BADGEWORTH | CHELTENHAM | GLOUCESTERSHIRE







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JUBILEE FARM IS SITUATED ON THE OUTSKIRTS OF THE ATTRACTIVE SOUGHT AFTER GLOUCESTERSHIRE VILLAGE OF BADGEWORTH IN CLOSE PROXIMITY TO THE SPA TOWN OF CHELTENHAM. THE PROPERTY BENEFITS FROM BEING IN AN OPEN COUNTRYSIDE POSITION A SHORT DISTANCE FROM THE STUNNING COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY, CLOSE TO THE CENTRES OF CHELTENHAM AND GLOUCESTER.

Jubilee Farm offers a fantastic opportunity to acquire an excellent agricultural/equestrian smallholding with an immaculately presented spacious detached modern three bedroom barn conversion.

- Superb location between the regency Spa Town of Cheltenham and cathedral city of Gloucester •
- Great Accessibility to Southwest/South Wales/ West Midlands/Bristol/Oxford/London. •
- Private position on the periphery of the village of Badgeworth •
- Spacious, modern and immaculately presented three bedroom barn conversion known as The Old Pig House •
- Traditional "Calf Shed" with class Q planning consent for conversion to a 4 bedroom residence •
 - Range of modern outbuildings with pastureland •
- Formal garden area adjacent to the house with fantastic views of Chosen Hill and the Malvern Hills •

In all approximately 13.71 acres (5.55 hectares)
 Cheltenham 2 miles • Gloucester 4 miles • Tewkesbury 7 miles •
 Stroud 10 miles • Cirencester 12 miles • Bristol 30 miles • Oxford 35
 miles • London 85 miles
 (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
 Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

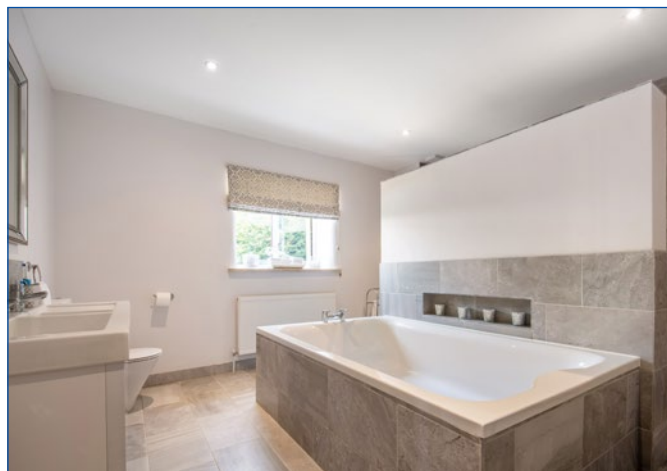
Jubilee Farm enjoys an excellent location situated within the village of Badgeworth, located between Cheltenham and Gloucester benefiting from a semi-rural location with private feel and boasting excellent local amenities and transport connections.

Positioned adjacent to the junction of the quiet country lanes of Brookfield Road and Badgeworth Lane the property is accessed from a security gated short section of private stone drive with ample parking directly adjacent to the Old Pig House and Outbuildings.

Situated directly off Badgeworth Lane Jubilee Farm has a private position yet there are excellent connections to the main road network, with easy access to the A417/A419 and J15 of the M4 at Swindon as well as the A40 and M5 J11 and 11a. The centre of Cheltenham is less than two miles away boasting excellent state, private and grammar schools, an up-market and thriving town centre with regency feel, an extensive range of recreational and leisure facilities/clubs and the Cheltenham racecourse, home of the Cheltenham Festival.

Further recreational facilities can be found at Gloucester, home to Gloucester Rugby Club who play in the Premiership Rugby, England's top division of rugby, as well as in European competitions. An abundance of tourism and recreational activities exist within the wider Gloucestershire region, especially within the beautiful Cotswolds Area of Outstanding Natural Beauty and historic Forest of Dean.





THE OLD PIG HOUSE

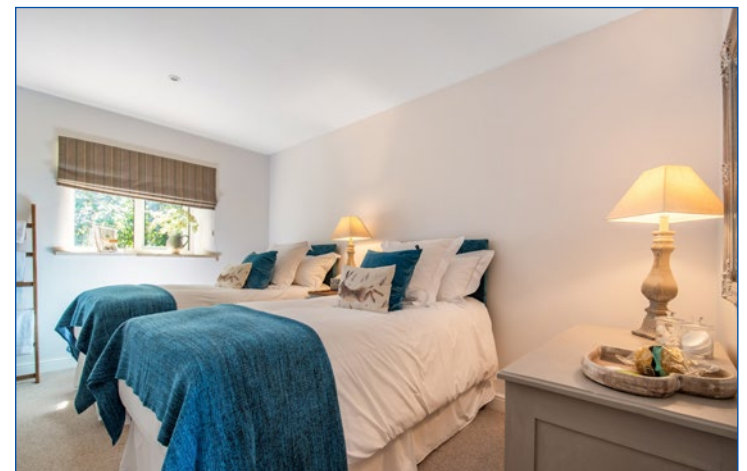
The Old Pig House is accessed from a gated private drive off the western side of Badgeworth Lane. The property benefits from an excellent concreted parking area to the front and side of the house providing parking for a number of cars. A vegetable garden area is situated beyond the parking to the front of the house with an extensive formal garden area featuring raised patio area directly to the south-west. The Outbuildings are located a short distance north-west of the property, and provide an excellent opportunity for agricultural storage, workshop and livestock housing.

The main entrance to the property is through a large door to the front. This elevation opens directly into a spacious open plan front hallway with tiled floor providing access to the kitchen, sitting room and rear hallway. The open plan kitchen dining room is spacious and light, benefitting from a full glazed gable end window, with tiled floor, hi-spec breakfast bar and base and wall units with integrated appliances. Accessed off the kitchen are the walk-in larder, utility room and water closet with WC, washbasin and boiler housing.

Across the hallway opposite the kitchen is the sitting room with window to the front providing views of Chosen Hill and impressive fireplace with log burning stove. The rear hallway provides access to the two double bedrooms and the master suite and features a generously sized storage cupboard.

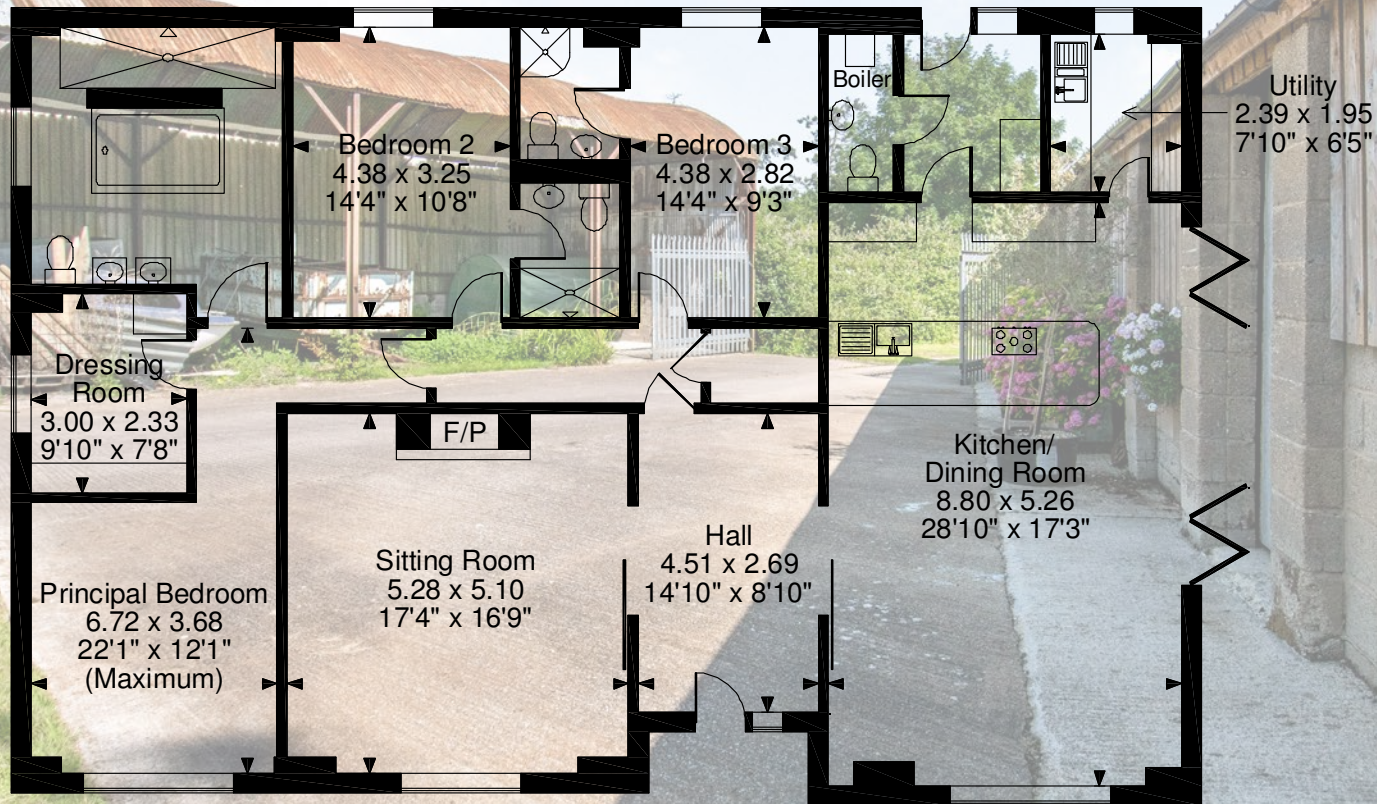
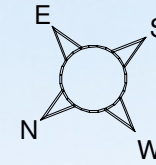
Accessed off the western side of the hallway are the two generously sized double bedrooms both benefiting from ensembles, each featuring a tiled floor, shower, WC and washbasin. At the end of the hallway is the Master Suite entrance leading to the dressing room, extensive master bedroom and luxurious bathroom equipped with twin rain showers, twin washbasins and double sized stand-alone bath.

The overall accommodation is modern, bright, spacious and well thought out with many of the barn's traditional features and beams featuring throughout the property.



FLOORPLAN

Jubilee Farm, Badgeworth Lane, Cheltenham
Approximate Gross Internal Area
Main House = 2043 Sq Ft/190 Sq M
Outbuildings = 6492 Sq Ft/603 Sq M



Ground Floor



OUTBUILDINGS & LAND

A collection of outbuildings are situated to the north-west of "The Old Pig House" dwelling which include an extremely useful and fully secure 3/2 bay steel portal framed general purpose building, with concrete floor, box profile walls and roof, a 4/2 bay open fronted machinery store with fully enclosed lean-to, a 3/2 bay open sided steel portal frame barn, a 3/2 bay open fronted Dutch barn and adjacent to the entrance gates is the old calf shed featuring block walls, box profile sheeted roof, concrete floor and mains water and electricity.

The land at Jubilee Farm is contained within four principal rectangular shaped level paddocks of permanent pasture surrounding the house and buildings with three small sections of woodland, providing conservation and amenity appeal as well as an on site source of thinnings for firewood.

The calf shed has permission to be converted into a single detached 4 bed residential dwelling with private garden area under Class Q permission 20/00311/PDAD. The permission provides an excellent opportunity for the prospective purchaser to generate a full residential or holiday let rental income or create a multi-generational family living space on site.

The permission provides a rare opportunity to secure a property which can benefit from two residential dwellings in a highly attractive open countryside location within the highly protected Cheltenham and Gloucester Green Belt area.

In all Jubilee Farm extends to approximately 13.71 acres (5.55 hectares)



KEY INFORMATION

Services: Mains water supply, Electricity and Gas. Private drainage to package treatment plant, gas fired central and underfloor heating. Double glazing throughout.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

Development Clawback: A development clawback overage provision will be incorporated into the marketing/sale contracts to capture any future development on all of the land sold, but excluding the yard, buildings and existing dwelling. This will capture 25% of any uplift in the value provided by any future development for a period of 30 years from the date of sale.

Council Tax Band: County Council Band 'F'

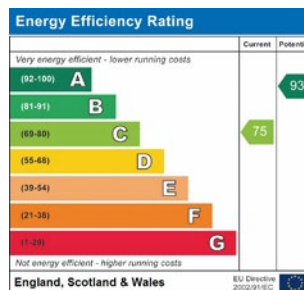
Local Authority: Tewkesbury Borough Council. 01684 295010

Viewings: Strictly by appointment with the selling agents.

Directions: Postcode: GL51 4UW From the A417 heading south-east take the A46 exit towards Cheltenham/Stroud. At the roundabout take the 1st exit onto Shurdington Road (A46). Continue for 1 mile, the turn left onto Badgeworth Lane. Continue on Badgeworth Lane for approximately 1 mile. The property will be the first turn on your left directly before the left turn to Brookfield Road.



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IMPORTANT NOTICE

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