



# Brawn Farm Sandhurst GL2





## A handsome Grade II listed farmhouse in a stunning setting.



An historic and substantial family home set in a tranquil elevated location with stunning countryside views and the option of 7-67 acres depending on requirements.

Located part way up Sandhurst Hill, at the end of a very quiet country lane, Brawn Farm is a prominent detached family home enjoying immediate gardens and a paddock that extends to 7.5 acres. Directly adjoining, beyond the ha-ha, there are two large grass fields (25 acres and 35 acres) which are available subject to the sale of the main house.

Wonderfully tranquil in its setting and enjoying a predominantly east/west aspect, the house is surrounded by established mature gardens and is approached via a sweeping gated driveway that stretches from the ha-ha, past the pond and up to the house.



The house itself is Grade II listed and dates to around the 17th Century. It has evolved from what was originally a hall house to its current form, now approximately 4,991 square feet of living accommodation set over two main floors with a large easily accessible attic space above.

The house is presented in very good order throughout with comfortable proportions and character features that include attractive fireplaces (including a large inglenook in the sitting room) and exposed wooden beams.

Fitted with a bespoke kitchen, Aga and centring on a large island, the kitchen is a substantial space with a vaulted ceiling and a dual aspect onto the gardens. In addition to a study, there are as many as 5 flexible reception rooms as well as a useful ground floor bedroom suite and utility areas.











#### Basic Payment Scheme:

Entitlements to Basic Payment Scheme maybe available to the purchaser for an additional sum.

#### Tenure

Lot 1 Freehold with vacant possession upon completion

Lot 2 & 3 Freehold subject to a Farm Business Tenancy which terminates on 28th September 2022. Full details are available from the agents on request. We understand that the farming tenant is likely to be keen to continue to farm the land if the purchaser did not wish to do so themselves.

#### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the vendors' agents and the purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement will not annul the sale nor entitle either party to compensation in the respect thereof.

#### Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor or the vendors' agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans, or the interpretation of them, the question should be referred to the vendors' agent whose decision acting as experts shall be final.

#### Sporting, Mineral and Timber Rights

All rights for the property are in hand

#### Wayleaves, Easements and Rights of Way

The property is offered as appropriate with Rights of Way either public or private, Wayleaves, Easements and other Rights of Way whether these are specifically referred to or not



On the first floor there are five double bedrooms (plus a large dressing room with shower to the principal bedroom) and three bathrooms whilst on the second floor, there are two large attic rooms that are currently unconverted but with obvious opportunities.

Outside, there is plenty of parking to the front of the house with extensive lawns then wrapping around the house. Mature boundary hedges and trees make the plot as wonderfully private as it is peaceful.

Backing onto the just under six acre paddock, a timber built set of stables comprises two loose boxes and a tack room/feed store. In addition there is also a recently built very smart oak framed three vehicle carport.





Post Code: GL2 9NR  
Gloucester 3 miles  
Cheltenham 9 miles  
M5 junction 11 (N&S) 7 miles  
Oxford 45 miles  
Bristol 35 miles, London 96 miles  
(All distances approximate).



#### Important notes:

1. There are no public rights of way across the property or land.
2. The house is Grade II listed, the year of listing being 1985.
3. No onward chain.
4. The land is not for sale separately but is optional to the purchaser of the house.

Services: Mains water and electricity. Private waste, oil fired central heating. Fibre Broadband.

#### Location

*Set in the heart of the Severn Vale, Brawn Farm is outlying the northern edge of the peaceful village of Sandhurst just north of the Cathedral city of Gloucester and within a short drive of both the Regency Spa town of Cheltenham and Medieval market town of Tewkesbury. The village itself has a church and a cricket club, whilst the neighbouring village of Norton has two public houses and a primary school.*



### Lot 2

SO8224 4243  
10.1496 ha (25.08 acres)

'Little Tuckley'

### Lot 3

SO8224 3225  
14.1747 ha (35.03 acres)

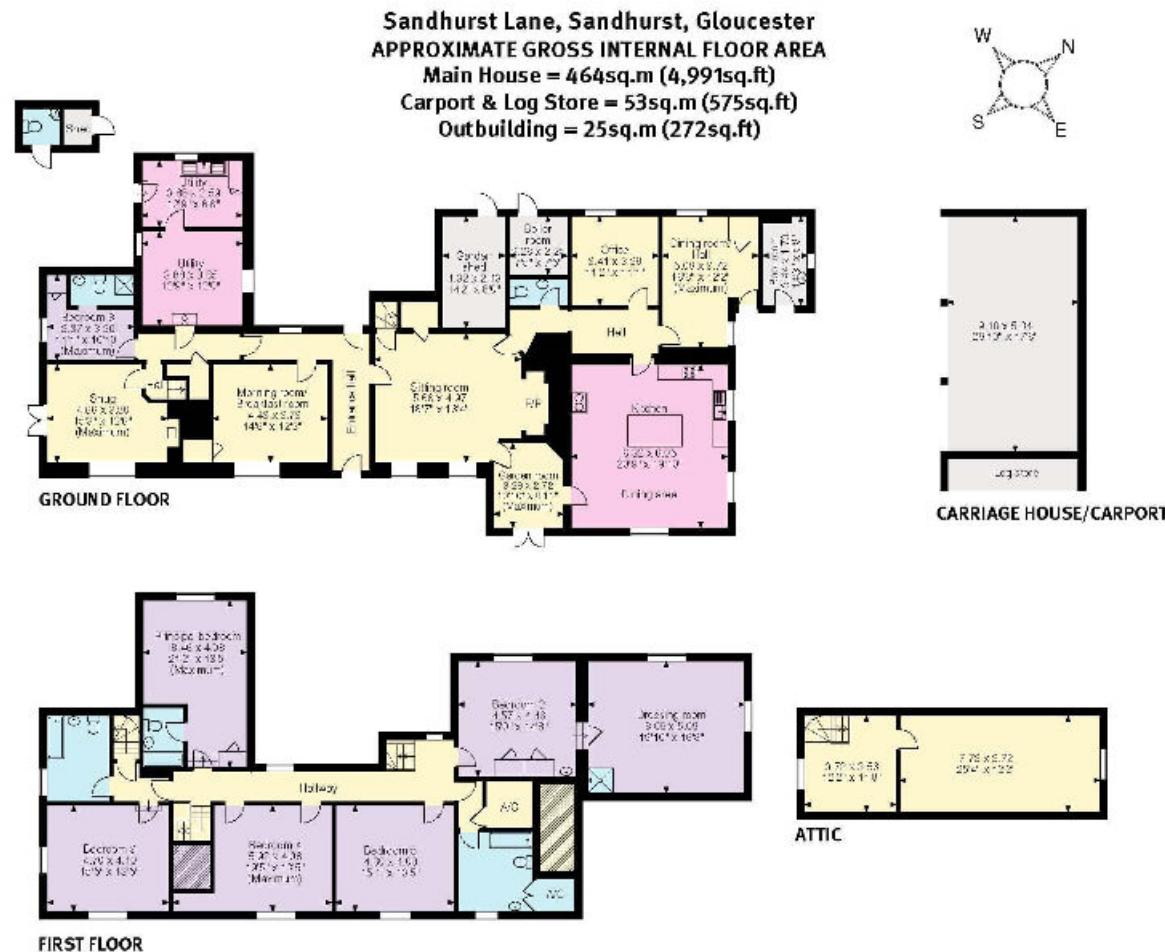
'Big Tuckley'

### Lot 1

SO8224 6220  
2.3978 ha (5.93 acres)

'Rodway'

House & Garden  
0.6590 ha (1.63 acres)



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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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