

# Browns Barn Drypool Farm, Whittington, Gloucestershire

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## 258 acres of **highly productive arable land** with a pretty five bedroom farmhouse on the edge of Cheltenham.

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### Summary

Five bedroom farmhouse

Farm buildings

Arable | Pasture | Woodland

In all about 258.21 acres

For sale as a whole

### Distances

Cheltenham 3 miles, M5 (J10) 7 miles, Cirencester 15 miles , Oxford 38 miles, London 93 miles

(All distances are approximate)



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## Situation

Whittington village is in an Area of Outstanding Natural Beauty and a Conservation Area. This pretty village is made up principally of handsome stone houses, cottages and farms. The village also has a Norman church and Whittington Court; an Elizabethan Manor House built on an ancient site close to the remains of a Roman Villa.

This lovely rural setting is surrounded by open countryside.

Brown Barn is well placed for access into Charlton Kings (3 miles) with its good range of day-to-day shops, schools, dentists and doctors. The service station, village shop/post office in nearby Andoversford village are within easy reach for day to day needs.

Cheltenham, 5 miles away provides extensive shopping, cultural and recreational facilities, it is also host to a number of annual festivals including Literature, Classical Music, Jazz, Science, Cricket and of course the National Hunt Racing Festival. Cheltenham Spa railway station offers direct routes into London Paddington, Bristol Parkway and Birmingham New Street and International airports at Bristol and Birmingham. There are several popular private and state schools in Cheltenham including Pates, Dean Close, St. Edwards, Cheltenham Ladies College and Cheltenham College.

Local sporting facilities in the area are excellent. There are Leisure Centres in Cheltenham, Bourton on the Water and Cirencester; Racing at Cheltenham, Stratford upon Avon and Warwick; Polo at Cirencester Park. Golf courses in the area include Andoversford, Naunton Downs, Cheltenham, Burford and Cirencester. Theatres and cultural activities in Cheltenham and Oxford.

## Browns Barn

The farmhouse was built in 1991 and extends to 2,823 sq ft. It comprises two reception rooms, a downstairs shower room, a large kitchen/breakfast room, dining room, office and a utility with a back door. On the first floor there are five bedrooms, two of which are en suite and a further family bathroom.





**Approximate Gross Internal Floor Area**  
 2823 sq ft / 262.3 sq m  
 3552 sq ft / 330.0 sq m  
 inc. garden storage, storage barn  
 & double car port

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Outside, there is a double car port barn and two large garden sheds.

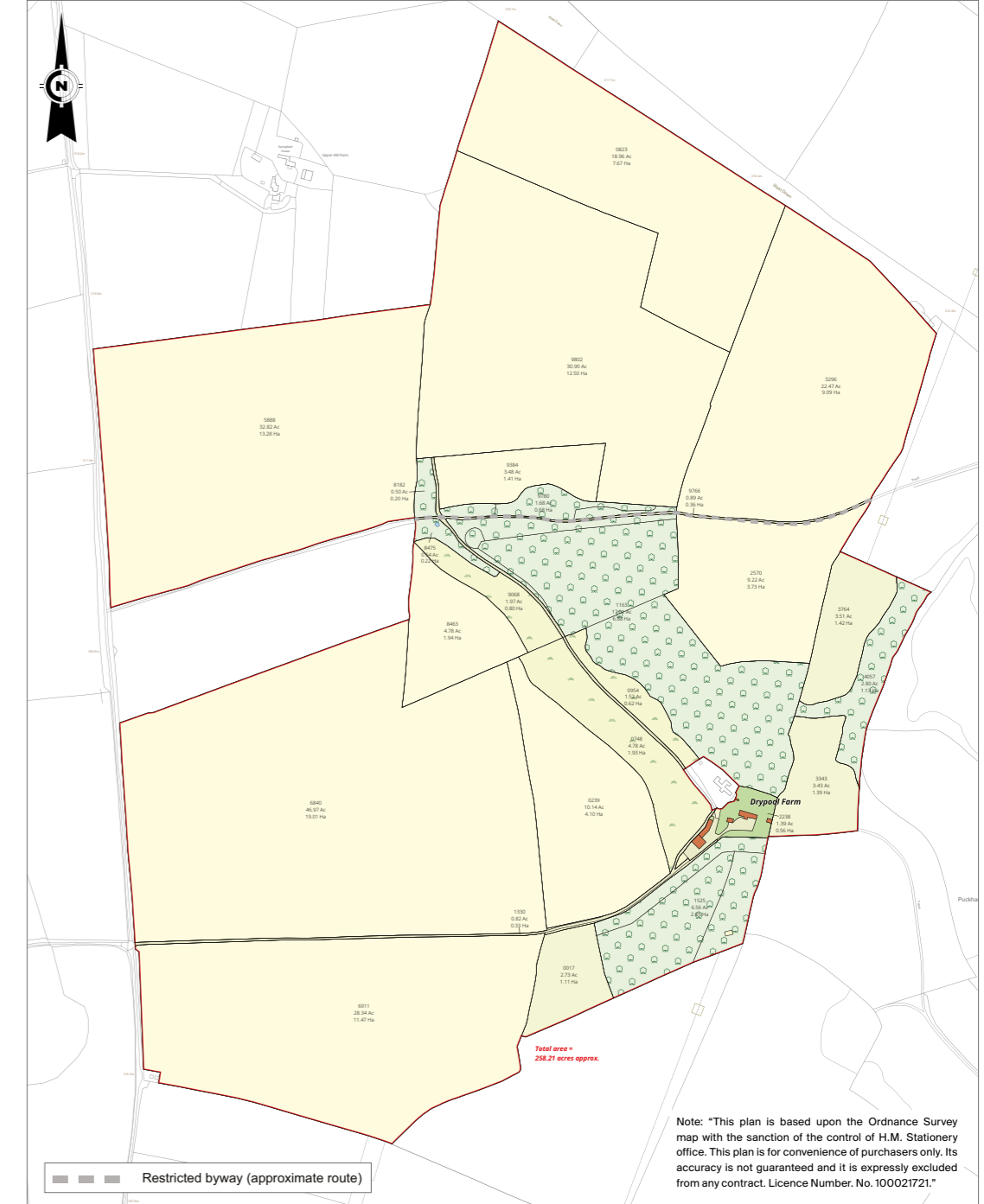
## Farm Buildings

There are two farm buildings at the bottom of the drive which serve the farm, but offer significant potential for alternative use or conversion, subject to the necessary consents.



## Land

The land at Drypool Farm extends to 258.21 acres. 208 acres are arable, 10 acres are pasture, 8 acres are rough grassland on either side of the farm track up to the woodland, and 29 acres are woodland. The land is currently farmed under a Contract Farming Agreement with a neighbouring farmer and is currently put to winter wheat. The woodland offers potential for a small family shoot.



## General remarks and stipulations

**Method of sale:** The property is offered for sale freehold as a whole with vacant possession by private treaty.

**Cotswolds Visual Impact Provision:** The Visual Impact Provision (VIP) project in the Cotswolds National Landscape aims to reduce the visual impact of National Grid's overhead line running over the Cotswold Plateau and along Cotswold Way. Drypool Farm is included within this project with the expectation that within 2-4 years the overhead lines will be removed and placed underground. The route for the undergrounding will also effect Drypool Farm with the proposed route crossing the farm land. Knight Frank are instructed by the current owners to assist with matters relating to this project and can provide further up to date details upon request.

**Easements, wayleaves and rights of way:** The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a restricted byway running up the side of field 5888, through the northern parcel of woodland and along the field margin of field 3296.

**Sporting, timber and mineral rights:** The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

**Services:** Private water and drainage, LPG gas and mains electricity.

**Fixtures and Fittings:** All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

**Plans, areas and schedules:** These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

**VAT:** Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

**Holdover:** The Vendor reserves the right to holdover any standing crops or harvested crops stored in the farm buildings for the 2024 harvest.

## Viewings

All viewings are strictly by appointment with the Vendor's agent.

## Property Information

**Local Authority:** Tewkesbury Borough Council

**Council Tax:** Band G

**EPC Rating:** D

**Postcode:** GL54 4EU

**What3words:** Exact.corner.lowest



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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024, Photographs and videos dated August 2023.

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