

Fiddington House Farm, Fiddington, Tewkesbury



Overlooking 1.6 acres of land, a handsome south facing period farmhouse.

Summary of accommodation

Ground Floor Entrance hall | Dining room | Sitting room | Kitchen/breakfast room
Utility room | WC

First Floor 2 Double bedrooms with en suite | Double bedroom | Family bathroom

Second Floor 2 Double bedrooms | Landing/playroom

Outside Approximately 1.6 acres | 2 Storey outhouse

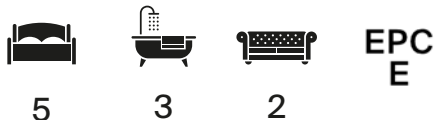
Description

Set in the heart of the village, a charming period farmhouse presented in excellent condition with a large outbuilding (with development potential) and distant views towards the Cotswolds to the south.

Arranged over three floors, the property overlooks pretty gardens with a large area of hard standing to the rear of the house and a second driveway. The house briefly comprises two large reception rooms to the front of the house with a kitchen/breakfast room, utility room and WC to the rear.

Upstairs, there are three first floor double bedrooms (including two with en suites), a family bathroom and then on the second floor, there are two further bedrooms and a large landing cum playroom area that lends itself to becoming a fourth bathroom subject to current building regulations.

The house retains a number of charming period features and is presented in superb order throughout.





The two storey red brick outhouse is currently used as dry and secure storage but offers obvious potential to convert to an annex or home office subject to the necessary planning consents. Beyond the garden wall are two pony paddocks totalling just over an acre.

Location

Ashchurch Train Station 2 miles, Tewkesbury 2.3 miles, Cheltenham 11 miles, Worcester 18 miles, Bristol 49 miles, Birmingham 50 miles (distances approximate). Located within a short drive of Tewkesbury, Fiddington is a delightful rural village consisting of a variety of cottages and farms. For those with equestrian interests, the well renowned Abbey Dressage Centre neighbours the property and boasts indoor and outdoor arenas that can be hired by the hour. <http://www.abbeydressage.co.uk>

Property Information

Services Oil central heating, Septic Tank, Mains water and electricity.

Council Tax Bax E

Local Authority & Council Tax Band Tewkesbury Borough Council Tax Band F

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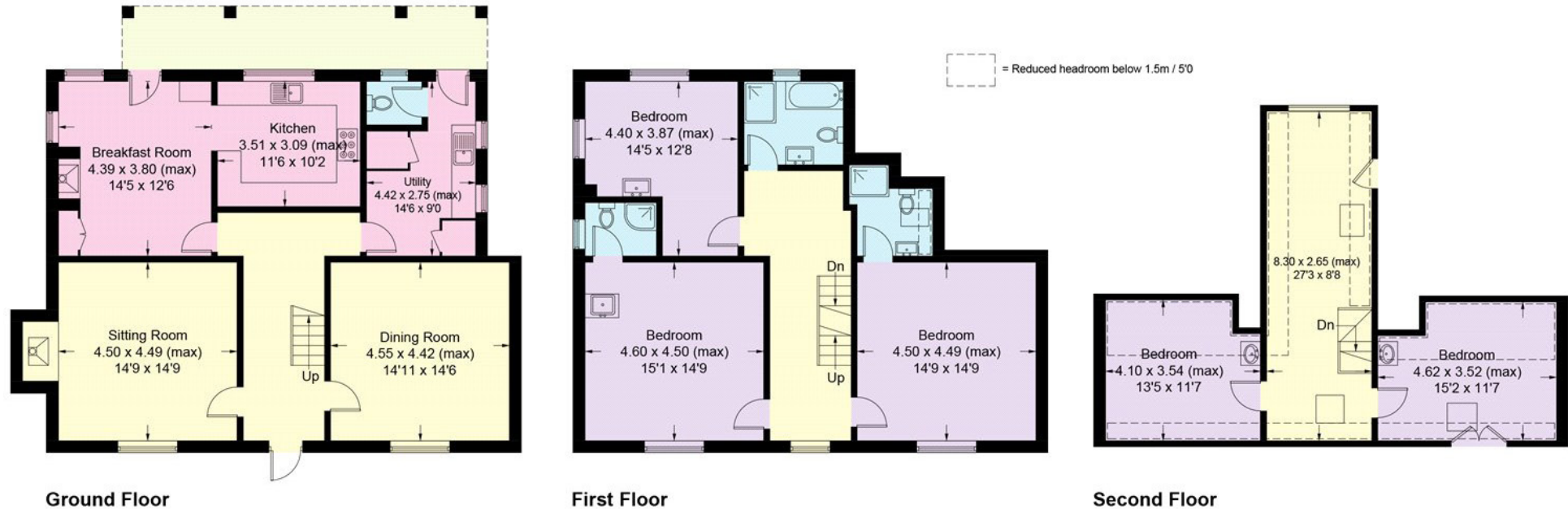
Tenure Freehold



Approximate Gross Internal Floor Area

Total Area: 236.9 sq.m / 2,550 sq.ft

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.



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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 October 2024. Photographs and videos dated October 2024.

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