

Brickhouse Farm

The Leigh, Gloucestershire



Brickhouse Farm, The Leigh, Gloucester, Gloucestershire, GL19 4AG

An attractive and imposing Georgian farmhouse believed to date back to 1790 with well-proportioned accommodation arranged over three floors, gardens, stables, barn, duck pond and paddocks.

Mileages *(Distances are approximate)*

Cheltenham centre – 6.9 miles; Cheltenham Spa train station – 6.6 miles; Gloucester train station – 6 miles; M5 (Junction 11) – 6.2 miles; M5 (Junction 10 – North only) – 3.3 miles; The King's School, Gloucester – 6 miles; Cheltenham Ladies' College – 6.5 miles

Main House

About 4500 sq ft of accommodation over three floors including; breakfast room through to kitchen, dining room, drawing room, utility/boiler room, sitting room, cellars, six bedrooms, two bathrooms, playroom/study.

Outbuildings

Over 7000 sq ft of outbuildings including; garaging, stable yard with four stables (mains water connected), storage and machine barns, detached barn with gym and loft storage, fields, shelters.

Outside

Gated entrance and ample parking, formal gardens and duck pond, orchard, gardens and patios, three enclosed and fenced fields in two parcels.



Description

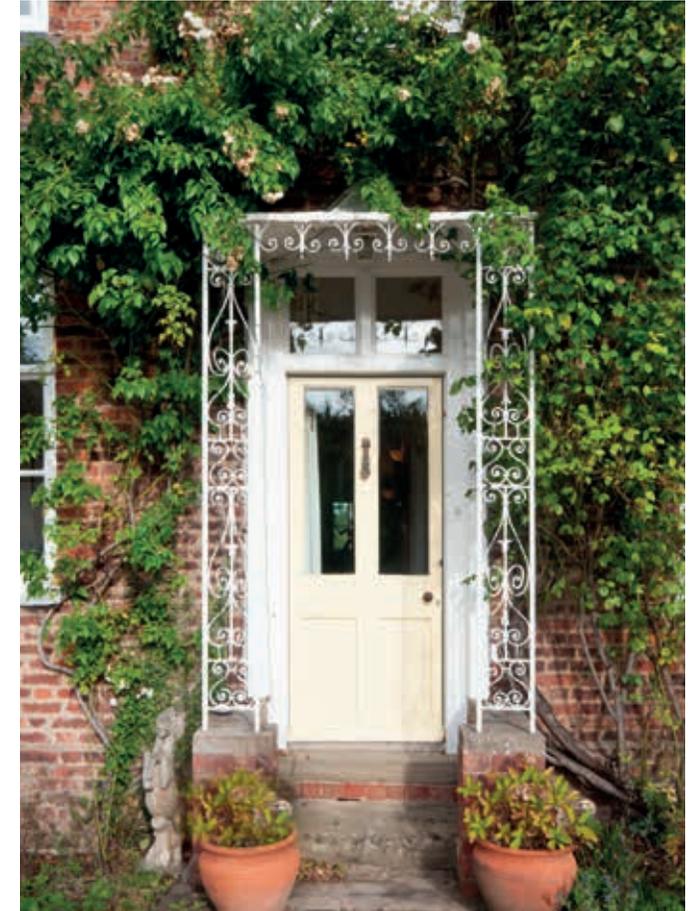
This is a beautiful Grade II listed Georgian farmhouse believed to date back to around 1790 set in a small village within easy vehicular reach of Gloucester, Tewkesbury and Cheltenham.

The well-proportioned accommodation is arranged over three floors and comprises a pleasing hall with stone floor; dual aspect drawing room with wood panelling, shell niche, open fireplace and shutters to windows; dual aspect dining room; sitting room with former bread oven and washing copper, exposed beams, built-in dresser and under floor heating. A spiral staircase leads up to large, light dual aspect study/playroom; kitchen with electric range cooker, integrated dishwasher and fridge; breakfast room with four oven AGA; laundry room with oil boiler and space for washing machine, tumble drier and fridge/freezer; cloakroom.

On the first floor is the principal bedroom with two windows with window seats below; the second bedroom is dual aspect with wardrobes and large fireplace and a third double bedroom also with wardrobes and lovely views. There is a large dual aspect bathroom with whirlpool bath and large shower cubicle. On the second floor are three further double bedrooms and a shower room with large shower.

Situation

The Leigh is a well regarded village situated about seven miles from Cheltenham and four and a half miles from Tewkesbury, with easy access to the national motorway network and train stations at Gloucester and Cheltenham. The Regency spa town of Cheltenham is renowned for its extensive selection of high quality shopping, period buildings and most attractive municipal gardens. It also provides wonderful leisure activities including the well known science, literary, cricket and music festivals it holds, along with the famous racecourse which plays host to the Gold Cup every Spring.



Educationally, Cheltenham is the centre of Gloucestershire with Cheltenham College, Cheltenham Ladies' College, Dean Close and St Edwards all being excellent senior independent schools, the first three of which offer boarding as well as day education. Cheltenham College Junior, Dean Close, St Edwards, Berkhamstead and The Richard Pate School are independent junior schools, again the first two offering boarding.

Garden and grounds

The property is accessed via gates opening into a courtyard with parking for several vehicles and access to the stable yard with five open bay garages/stores, three stables, tack room and single garage. There is a second stable block with two stables, open field shelter for horses. The adjacent barn has a flagstone floor and gym on ground floor and large room on first floor with arched casement window. The gardens are laid to lawn with a lovely duck pond with terrace adjacent. The land is believed to comprise approx one acre of garden and approx 10 acres of fields.

Additional Information

It should be noted that there is a public footpath on the fence line between the garden and the top field. There is also an electricity pole way leave.

We have been informed by the vendor that the property is not on the floodplain however some of the fields are water meadows which last flooded 3 years ago as they are designed to do.





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Approximate gross internal area. Main house = 4,553 sq ft / 423 sq m,
Outbuildings = 3,488 sq ft / 324 sq m (Not shown in actual location).



The Prime and Country House team would be delighted to show you around this property.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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