



**CLAYDON FARMHOUSE, CLAYDON LANE, FIDDINGTON, GL20 7BH**  
**GUIDE PRICE £895,000**



#### OVERVIEW

**Claydon Farmhouse offers a rare opportunity to acquire an equestrian property in a private yet accessible location. On the market for the first time in 65 years, Claydon Farmhouse comprises a detached 4-bedroom farmhouse with manège and 12.53 acres of level pasture.**

#### SITUATION

Claydon Farmhouse is situated in a picturesque rural location a short distance from the village of Fiddington which itself is a short drive from the market town of Tewkesbury.

Situated at the end of a private driveway leading from Claydon Road the farm benefits from views over the surrounding countryside

Located just 4 miles east of Tewkesbury and approximately 10 miles north of Cheltenham, Claydon Farm is well connected for access to the M5 and wider motorway network whilst also benefiting from the rural location.

#### CLAYDON FARMHOUSE

Claydon Farmhouse is a spacious 4-bedroom property enjoying excellent views to the north and south, together with manège and gardens. Built in the 1900s, the house would benefit from some modernisation but presents an excellent starting point to create a lovely family home. The front door leads into a hallway with original Victorian tiled floor. Two good sized reception rooms each with original pinewood flooring give views of the front garden. A rear hallway leads to the kitchen, dining room and shower room. The attached double garage is also accessed off the rear hallway.

Upstairs, Claydon Farmhouse has 4 double bedrooms, three of which benefit from the original pinewood floors, as well as a family bathroom and separate WC. The upstairs also benefits from extensive built in storage in the form of a large walk-in wardrobe and an airing cupboard.

A spacious garden surrounds the house on three sides giving pedestrian access to the garage as well as an outside WC. The garden also benefits from a former tractor shed with original cider mill base.

#### MANÉGE

The equestrian facilities comprise a 40m x 22m manège with post and rail fencing, floodlights and an all-weather surface located adjacent to the house and garden. This benefits from vehicular access from the drive to the house and provides plenty of scope for the siting of stabling facilities (subject to the necessary consents).

#### LAND

A single block of approximately 12.53 acres of level permanent pasture enclosed by post and rail fencing is located to the east of the house. This can be accessed via a track running from the rear of the manège. A mains water supply is located adjacent to the house. This block of level pasture is well suited to equestrian uses.







**Additional equestrian facilities and land available via separate negotiation. To include a further 11 acres of level pasture and a modern steel framed building benefiting from planning permission for equestrian use (shown edged blue on the sales plan above).**

**SERVICES**

The property is connected to mains water and electricity with private drainage. There is oil-fired central heating. The property is connected to the telephone network and has fibre broadband connected.

**COUNCIL TAX & ENERGY PERFORMANCE CERTIFICATE**

Claydon Farmhouse:  
Council Tax Band E  
EPC – D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

**PLANNING**

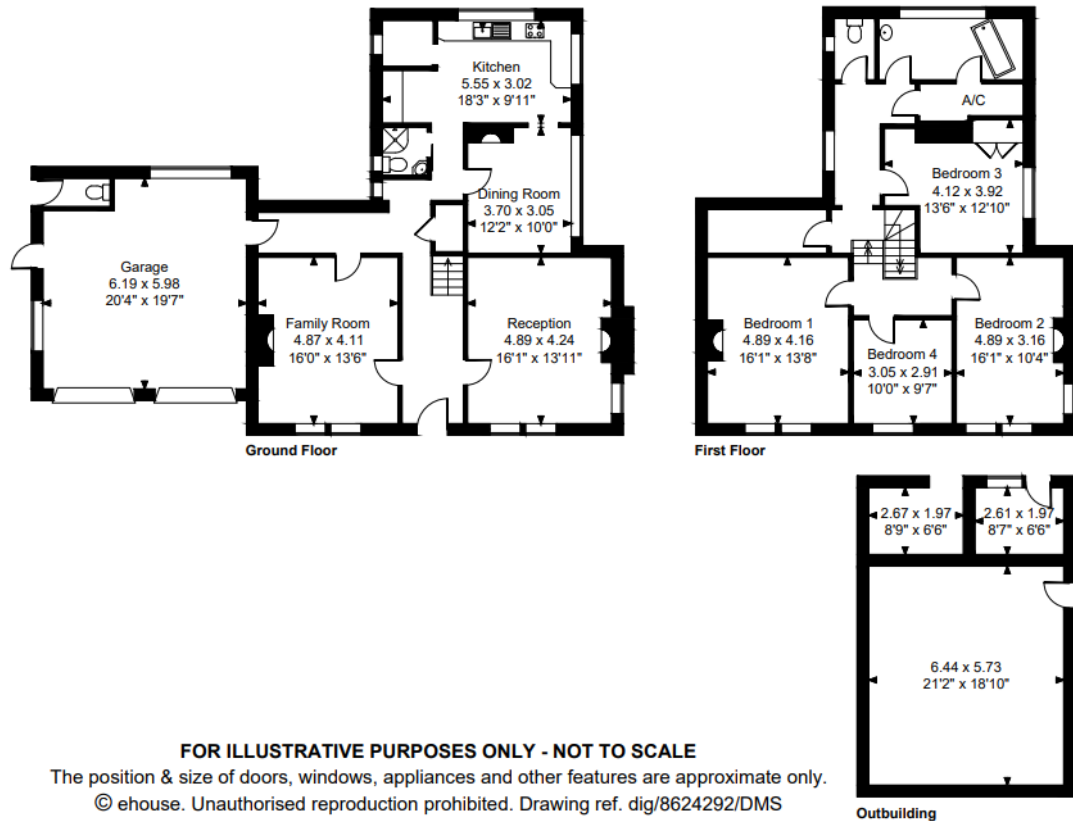
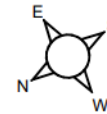
Potential purchasers are invited to make their own investigations with the Local Planning Authority, Tewkesbury Borough Council – [www.tewkesbury.gov.uk](http://www.tewkesbury.gov.uk) or 01684 295010.

**ACCESS**

Access to the property is from Claydon Lane, the last section of the lane leading to the property is privately owned and will be sold with the property. A full shared repairing right of access exists to the neighbouring property over the private drive.

The right of access document can be viewed upon request, but it is understood that the access is at all times and for all purposes. Additional

**Claydon Farm, Claydon Lane, Tewkesbury**  
**Approximate Gross Internal Area**  
**Main House = 2039 Sq Ft/189 Sq M**  
**Garage = 377 Sq Ft/35 Sq M**  
**Outbuilding = 540 Sq Ft/50 Sq M**  
**Total = 2956 Sq Ft/274 Sq M**  
 Quoted Area Excludes 'External W.C.'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**TENURE**

The property is offered Freehold with Vacant Possession upon completion.

**FIXTURES AND FITTINGS**

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

**BOUNDARIES AND AREAS**

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for all boundaries.

**RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

A public footpath runs along the track to the south of the house and splits running along the western and eastern boundaries of the land.

**VIEWINGS**

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a viewing on 01684 853400.

**METHOD OF SALE**

Claydon Farm is offered for sale by Private Treaty. Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

**ANTI MONEY LAUNDERING REGULATIONS**

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

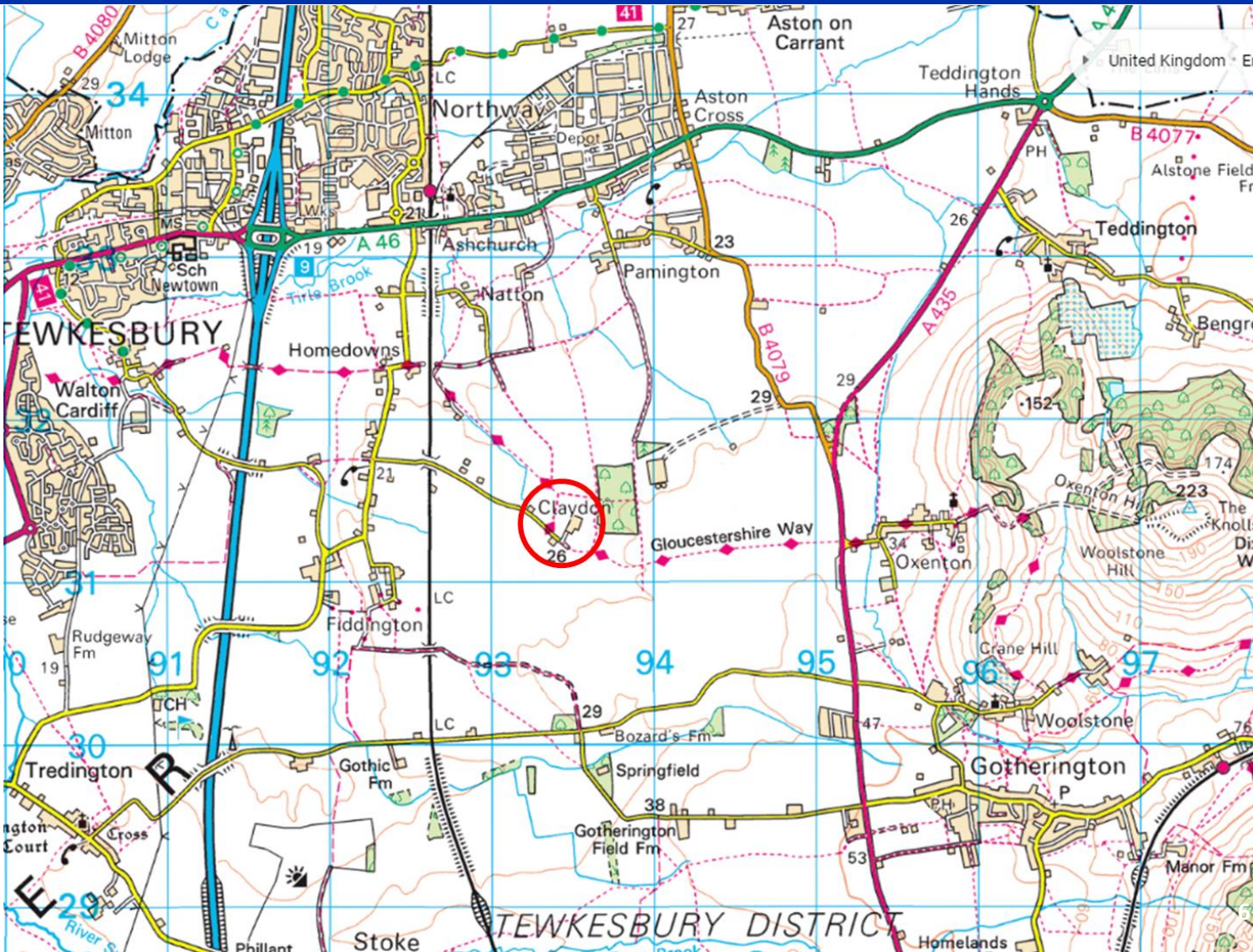
**VENDOR'S SOLICITOR**

Clarke Rickerby Solicitors, Ellenborough House, Wellington Street, Cheltenham, GL50 1YD.









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**DIRECTIONS:**

**From Tewkesbury** – Head east out of Tewkesbury on the A46. At Monks Lane turn right and at the roundabout, take the 1<sup>st</sup> exit. Continue for 1 mile, then turn left onto Claydon Lane. Continue along Claydon Lane for 1 mile and Claydon Farm is located on your right.

What3Words – sticking.idealist.cornfield  
Nearest postcode: GL20 7BH

**PLEASE NOTE**

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared September 2024.

