

Ham Hill Farm, Cheltenham, Gloucestershire







Set on the upper slopes of the Cotswold escarpment, a delightful 34 acre amenity farm with huge potential and beautiful views to the south.



Cheltenham town centre 4 miles, Cirencester 16 miles, Oxford 36 miles, London 83 miles, M5 10 miles, M4 39 miles (distances approximate).

Ham Hill Farm

Set on the brow of the hill with the most amazing quintessential Cotswold aspect, Ham Hill Farm is a compact ring fenced farm within easy reach of the fashionable spa town of Cheltenham located at the foot of the hill.

Surrounded by gardens on three sides and enjoying the most amazing view to the south, the property occupies an enviable position. Set well back from what is a quiet country lane, the main house is approached via a long sweeping driveway.

Built in 1980 by the current owners, the house extends to around 3,934 square feet and has for a long time been used as a popular bed and breakfast. Whilst having been perfectly maintained, the property would now benefit from some updating.

The house briefly comprises a kitchen/breakfast room, three reception rooms, study, utility and cloakroom. In addition to 6 bedrooms and 4 bath/shower rooms in the main house, there are three additional bedroom suites in a linked annex.

Farm Buildings

Located some distance away from the house and accessed via a separate driveway from the lane, there are a range of versatile steel frame farm buildings which have obvious uses including agricultural, dry storage or equestrian as well as holding planning potential.

Totalling 8,266 square feet, the farm buildings have both an electricity connection and a water connection.

Bounded by the residential curtilage and the farm buildings to the north the farm comprises permanent pasture meadows which produce a good crop of grazing or conservation grass. The land falls away sharply from the garden and farmhouse giving views over the paddocks and down the valley towards Leckhampton Hill to the south.

The fields are fenced for horses or cattle bounded by mature hedging so suitable for livestock use.





Location

Located just east of Cheltenham, not far from Stow-on-the-Wold and Cirencester, Ham Hill is a peaceful and unspoilt Cotswold location set within the heart of the Cotswold Hills Area of Outstanding Natural Beauty. The location has a selection of period houses and small farms all with excellent access to the Cotswold Way as well as a superb network of footpaths and bridleways.

The beautiful Spa town of Cheltenham is within easy reach. It has a large selection of amenities and plays host to various festivals throughout the course of the year that include Jazz, Food and Drink, Literature and Science www.cheltenhamfestivals.com as well as the renowned Cheltenham racecourse at Prestbury. Further facilities can be found in the market towns of Cirencester and Stow-on-the-Wold.

Transport links are excellent with access via the A40 to Oxford (M40 J8) to London, M5 (J11a) at Cheltenham to Bristol and Birmingham and the A419 to Swindon (M4 J15). Direct train services to London Paddington from Swindon (duration 1h10) and Kingham (duration 1h30) and to Bristol Parkway and Birmingham New Street from Cheltenham.

Directions (GL54 4EZ)

From OXFORD, heading towards Cheltenham along the A40, after the traffic lights at Andoversford, take the next right signposted towards Whittington. At the end of the lane, turn left and follow the lane for about 2 miles where the property can be found on the left hand side.

Agents' Notes

For sale Freehold.

The sale may be subject to an onward purchase in which case the Seller would like to discuss a long stop completion period that could be brought forward on a 30 day notice.

Sporting, Mineral and Timber Rights

All rights for the property are in hand.

Wayleaves, Easements and Rights of Way

Whilst there are no public footpaths or bridle paths, there is a right of way for a neighbour to access along the western boundary from the secondary road access. Public rights of way can be seen on the Ordnance Survey Plans. 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.



Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors' agents 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' agents whose decision acting as experts shall be final.

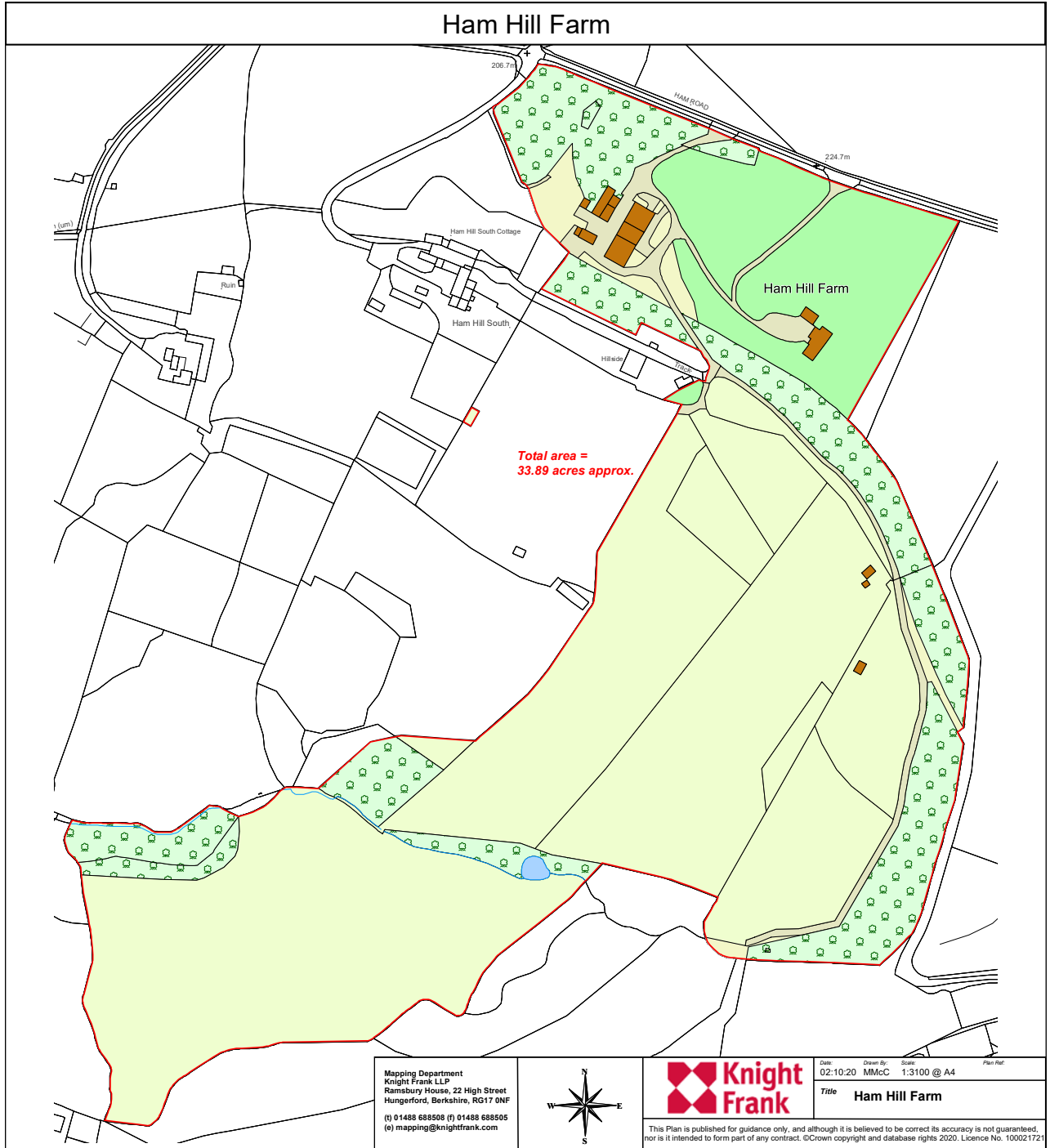
Plans Areas and schedules

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 respect thereof.

Services

Private drainage, bulk gas LPG fired central heating and mains electricity are connected. Private spring water supply sourced on the farm. A 'ram' serviced annually pumps water from the lower slopes of the hill to the house and outbuildings via a holding tank.

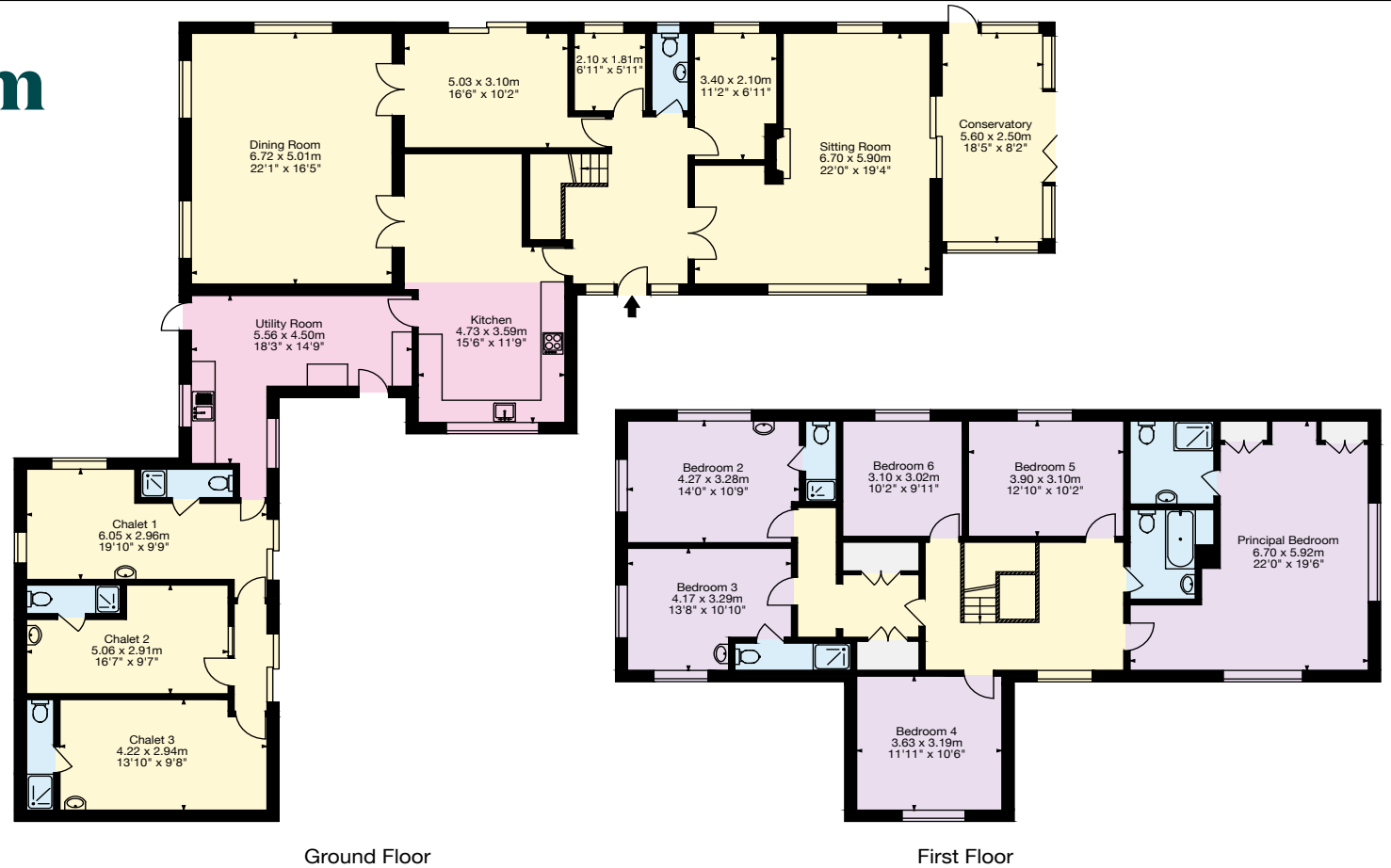
Rural Payment Scheme: Entitlements to Basic Payment Scheme are available to the purchaser for an additional sum. The farm is not currently subject to any agri-environmental schemes.



Ham Hill Farm

Cheltenham

Approximate Gross Internal Floor Area
365 sq m/3,934 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2020.

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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 2020. Photographs and videos dated September 2020.

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