



The Farmhouse, Brand Green Fruit Farm, Redmarley, Gloucester, GL19 3JE

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A detached farmhouse with far reaching 180 degree views across Gloucestershire

LOCATION

The Farmhouse lies in open countryside at the end of a private drive just outside the hamlet of Upleadon, on top of Edens Hill, north east of Newent, in the county of Gloucestershire. Gloucester, Tewkesbury and Cheltenham are all within easy reach. The M50 J2 is 5.5 miles and the M5 J11a 13 miles, the closest rail links are at Ledbury and Gloucester with airports at Birmingham (59 miles) and Bristol (53 miles).

- Gloucester – 10 miles
- Tewkesbury – 12 miles
- Cheltenham – 18 miles

DESCRIPTION

The Farmhouse at Brand Green Green Fruit Farm provides a very rare opportunity to purchase a unique property in a totally private, quiet rural location with stunning far reaching south facing views across the Gloucestershire countryside to the Cotswold Hills in the far distance.

The Farmhouse is a detached 1950s brick under tile three bedroom, three bathroom house extending in all to just under 3,000 sq ft of accommodation with an internal garage and a separate detached brick built double garage. The property is accessed via its own 180m long private drive which leads to a parking area in front of the house with space for several cars. The mature gardens and grounds include a pond and the property extends in all to just over 1 acre with **additional land available by separate negotiation.**

On the ground floor;

Entrance porch

Kitchen with fitted units and walk in pantry

Garden room with views over the orchards to the west

Sitting room with fireplace and glazed seating area

Dining room with fireplace

WC with shower

Double garage accessed via external doors

WC accessed via an external door

On the first floor;

Double bedroom with dressing room and built in wardrobes

Double bedroom with dressing room and built in wardrobes

Family bathroom with bath, basin and wc

Storage cupboard on landing

Master bedroom suite with dressing room, built in wardrobes and ensuite bathroom.

Outside

Mature landscaped gardens, pond and vegetable garden. Detached double garage with mains power.

Accommodation (GIA Approximately)

	Area
House	2,992 sq.ft
Internal garage	366 sq.ft
Detached garage	667 sq ft
Total	4,025 sq ft

TENURE

Freehold with vacant possession upon completion.

SERVICES

We are advised that the property is served by mains water and electricity but we have not undertaken any tests or investigations in this regard. There is an older drainage system to a septic tank, this is unlikely to be compliant with current regulations, but the property is being sold as seen. Heating is all electric through a combination of storage heaters and electric under floor heating.

METHOD OF SALE

The property is For Sale by Private Treaty.

LEGAL

Each party is to bear their own legal costs incurred with this transaction. A right of way will be reserved by the vendors for agricultural access only along the drive to the end of the first field to enable crop husbandry and harvest of the fruit trees.

An overage clause for 30% of the uplift in value for 30 years will be included in the contract and title. To be triggered on grant of planning for any additional residential dwellings on the property.

VAT

The property has not been elected for VAT.

FURTHER INFORMATION

Council tax band G 2020/21 charge £3,117

Local Council: Forest of Dean District Council Tel: 01594 810 000

Primary Schools: Newent, Pauntley and Redmarley. Secondary Schools: Newent with further information available at www.fdean.gov.uk

Independent schools: Gloucester, Cheltenham, Hereford, Worcester and Malvern all have some excellent independent schools. Further information is available at www.isc.co.uk

Local: The village of Upleadon has a Church and a village hall. The market town of Newent offers a wide range of shops and services for most day-to-day needs. A broader range of shopping and leisure facilities can be found close by in Ledbury, Malvern and Tewkesbury, with more extensive facilities available in Cheltenham and Gloucester.

VIEWINGS

Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged Viewing Days.

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

Brand Green Fruit Farm, Redmarley, Gloucestershire

House Approximate IPMS2 Floor Area 278 sq metres / 2992 sq feet
 Garage / Workshop 34 sq metres / 366 sq feet
 Double Garage 62 sq metres / 667 sq feet

Total 374 sq metres / 4025 sq feet
 (Includes Limited Use Area 17 sq metres / 183 sq feet)

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07890 327 241

Job No SP2299

This plan is for identification and guidance purposes only.

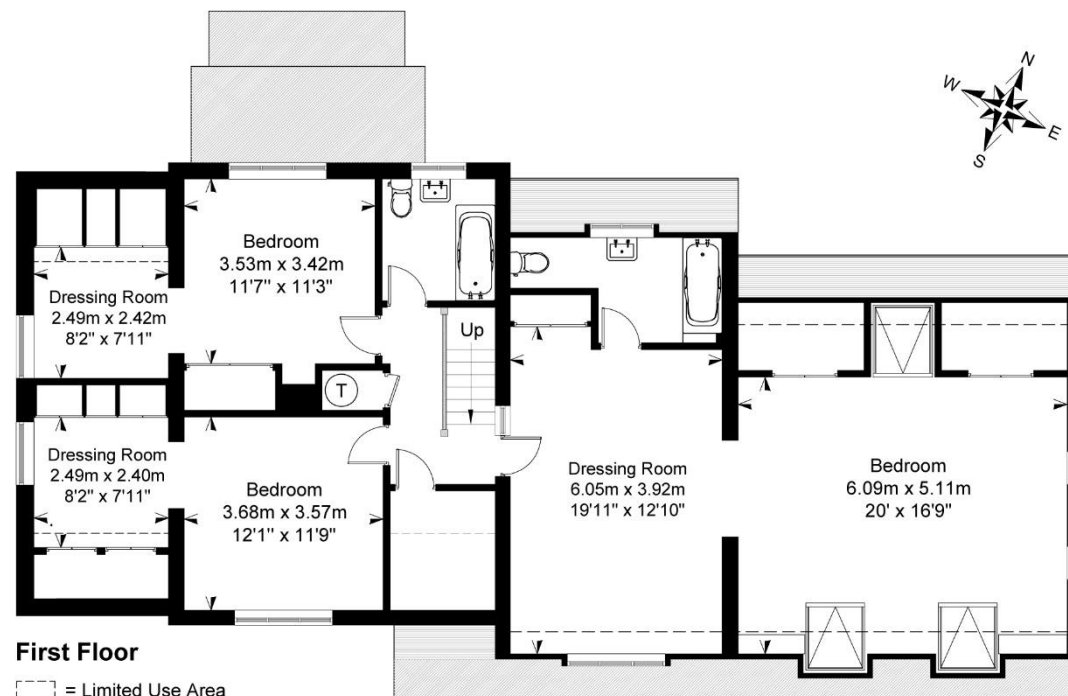
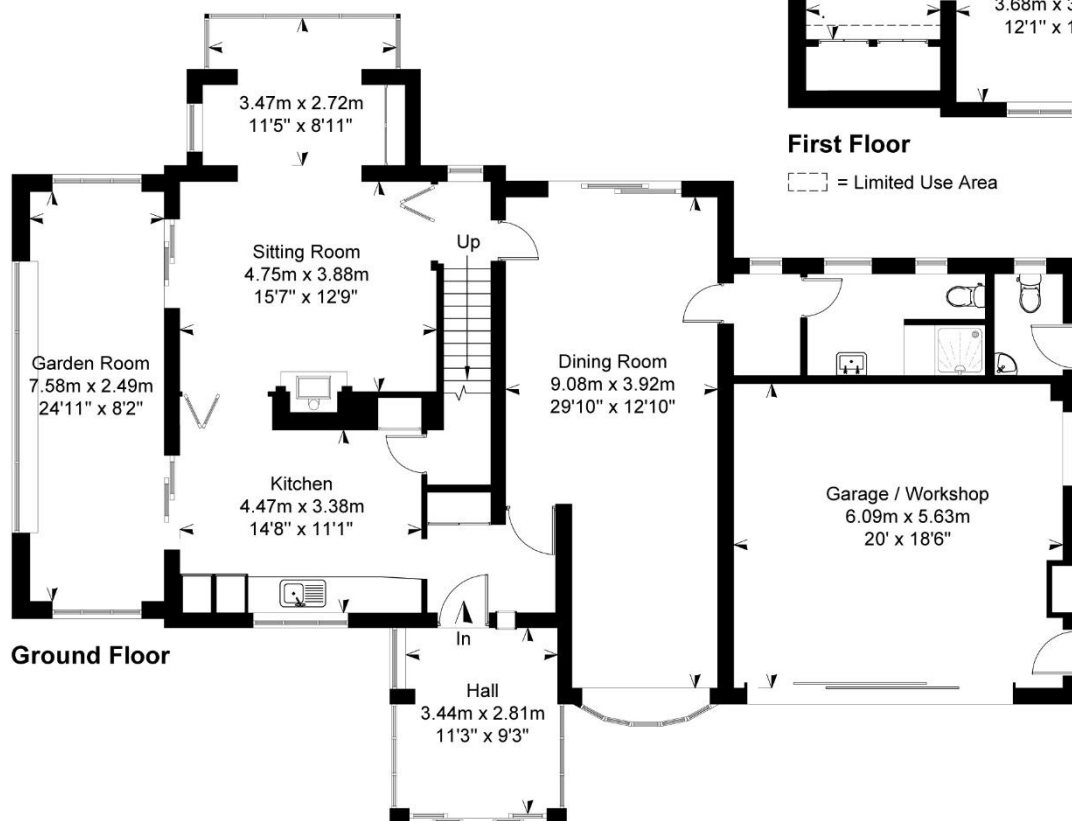
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation









4/6/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G	14 G	

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