

ADAMS
Estate Agents

GUIDE PRICE
£1,500,000
Brockhampton
Cheltenham GL54 5SP

THE PROPERTY

An immaculately presented Cotswold stone residence offering a rare combination of refined interior living and exceptional future potential, set within about two acres of exquisitely curated gardens in the premium village of Brockhampton. Enveloped by mature grounds and positioned discretely back from the lane, this home provides a high degree of privacy and a serene rural atmosphere.

The property underwent a comprehensive transformation in 2003, which included the addition of a second storey and a full facing of traditional Cotswold stone. Inside, the home is finished to an exacting standard with solid oak flooring and doors enhancing the bright, spacious rooms. The ground floor accommodation features a substantial sitting room and a versatile study or family room, alongside a generous dining room and a modern kitchen/breakfast room. Upstairs, the principal suite and three further double bedrooms continue the theme of light and volume.

The grounds are a masterpiece of curation, featuring expansive areas of lawn, a large wildlife pond, and magnificent specimen trees. A separate garden studio offers a tranquil workspace, while a discrete outbuilding provides a garage, workshop, and stores with clear annexe potential, subject to the necessary planning consents.

The property is marketed as a superb home with exceptional, private grounds. Prospective purchasers should note that whilst planning permission has been granted for the construction of three separate dwellings within the garden, the property is subject to a restrictive covenant.

One of the most compelling and versatile opportunities in the current Cotswold market.

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ADDITIONAL INFORMATION

Mains electricity and water are connected. Drainage to private septic tank within the land. Oil-fired central heating via system boiler. EV charging point.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

Planning Permission: 24/00386/FUL.

The area of land with planning consent is subject to a 25% overage for a period of 25 years. Further details available from Adams on request

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

SITUATION

Brockhampton is one of the Cotswolds' most prestigious "hidden gem" villages, set within a fold of the Gloucestershire hills approximately seven miles east of Cheltenham and eight miles from Bourton-on-the-Water. This exceptionally peaceful community is defined by its timeless Cotswold stone architecture and its position within the Cotswolds National Landscape, offering a true sense of rural seclusion without sacrificing accessibility.

The village is centred around a fine collection of historic properties and the magnificent Brockhampton Park, a Grade II listed mansion house that anchors the area's heritage. Local community life is supported by the nearby Rhodes Memorial Hall, while an exceptional array of classic country pubs, farm shops, and fine dining options are easily accessible in neighbouring Andoversford, Guiting Power, and Winchcombe. For daily essentials and education, nearby Andoversford provides a local store, primary school, and post office, while the nearby A40 offers a swift connection to Cheltenham, Oxford, and London.

Outdoor enthusiasts are well-served by an extensive network of bridleways and footpaths leading directly into the surrounding High Wolds. Brockhampton's appeal lies in this rare balance: it remains an unspoilt sanctuary of Cotswold charm, perfectly positioned for those who value both high-end regional amenities and the quietude of a premier village setting.











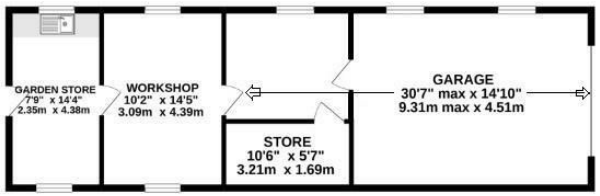




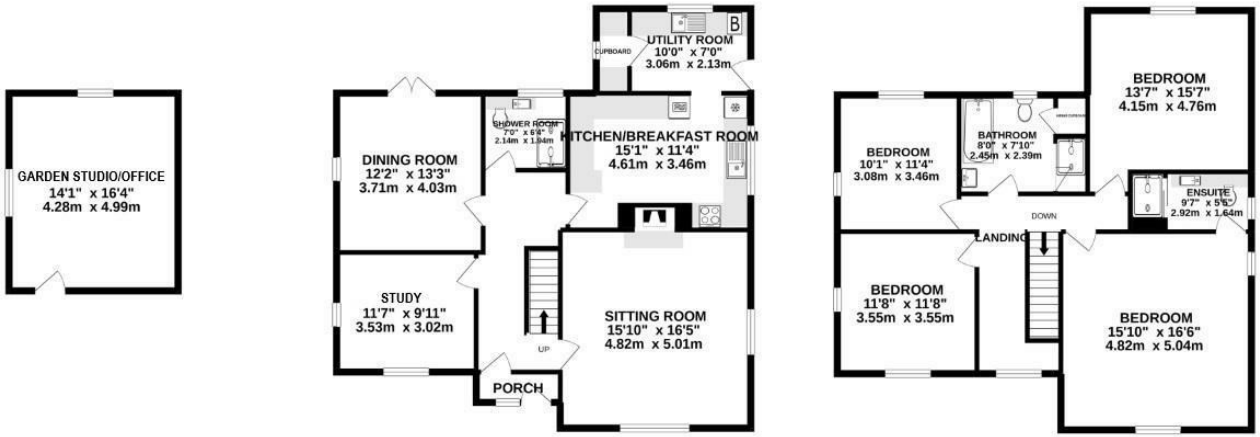




GROUND FLOOR
1917 sq.ft. (178.1 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 2881 sq.ft. (267.7 sq.m.) approx.

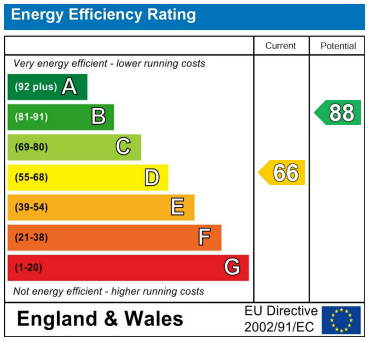
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE
Freehold

LOCAL AUTHORITY
Cotswold District Council

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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