



HILLBOROUGH, THE QUARRY, BROCKHAMPTON, CHELTENHAM, GL54 5ST

OVERVIEW

Hillborough provides a rare opportunity to acquire a detached three bedroom property with 12 acres of pasture land within the Cotswold AONB.

DESCRIPTION

A well-presented three bedroom property with a detached garage and 12 acres of pasture land. The property occupies an elevated position providing far reaching views of the surrounding Cotswold countryside.

FARMHOUSE

Hillborough was tastefully rebuilt in 2010 creating a wonderful family home. The ground floor comprises a spacious kitchen/dining room, living room with a large wood burning stove, utility room, snug and shower room.

The first floor comprises three good size bedrooms and a family bathroom.

Outside the property benefits from a large parking area as well as a detached garage. A large garden surrounds the property, bordered by a mix of traditional Cotswold stone walling, fencing and hedges.

LAND

The land extends to approximately 12.32 acres of undulating pasture, currently split into several good sized parcels which surround the property. All bordered by well-maintained stock proof fencing. Accessed off the main driveway.

OUTBUILDINGS

The property benefits from a detached garage which comprises a lockable garden storage area and covered parking space.

Further afield are a range of farm buildings, currently used as temporary stabling and storage. However, these provide a great opportunity for development. The buildings comprise;

- A modern steel portal framed building. In all approx. 90 m² (968 sq. ft.)
- A stone constructed traditional building. In all approx. 125 m² (1,345 sq. ft.)

SITUATION

Hillborough is situated on a quiet lane outside the village of Brockhampton. The spa town of Cheltenham is just 9 miles southwest of the property.

The neighbouring village of Andoversford offers local amenities such as a village shop, post office and a number of pubs/restaurants.

There are a wide range of primary, secondary and private schools in the area, with Andoversford Primary School, Cheltenham College and Winchcombe Primary school all within a 20 minute drive of Hillborough.



SERVICES

We understand that there is a mains water, LPG gas central heating, mains electricity, and private drainage

FIXTURES AND FITTINGS

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

COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Council Tax Band - G

EPC - D

LOCAL PLANNING AUTHORITY

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Cotswold District Council - <https://www.cotswold.gov.uk/> or 01285 623000.

TENURE

The property is offered Freehold with Vacant Possession

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 way leaves 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.

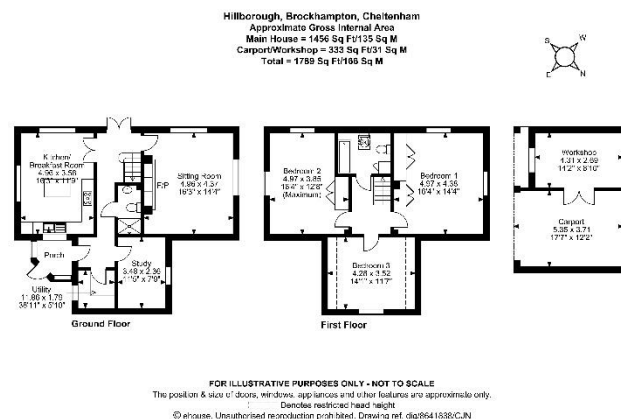
There are no public rights of way crossing the land.

METHOD OF SALE

The property 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. The vendor reserves the right to set a date for Best and Final offers.

ANTI MONEY LAUNDERING REGULATIONS

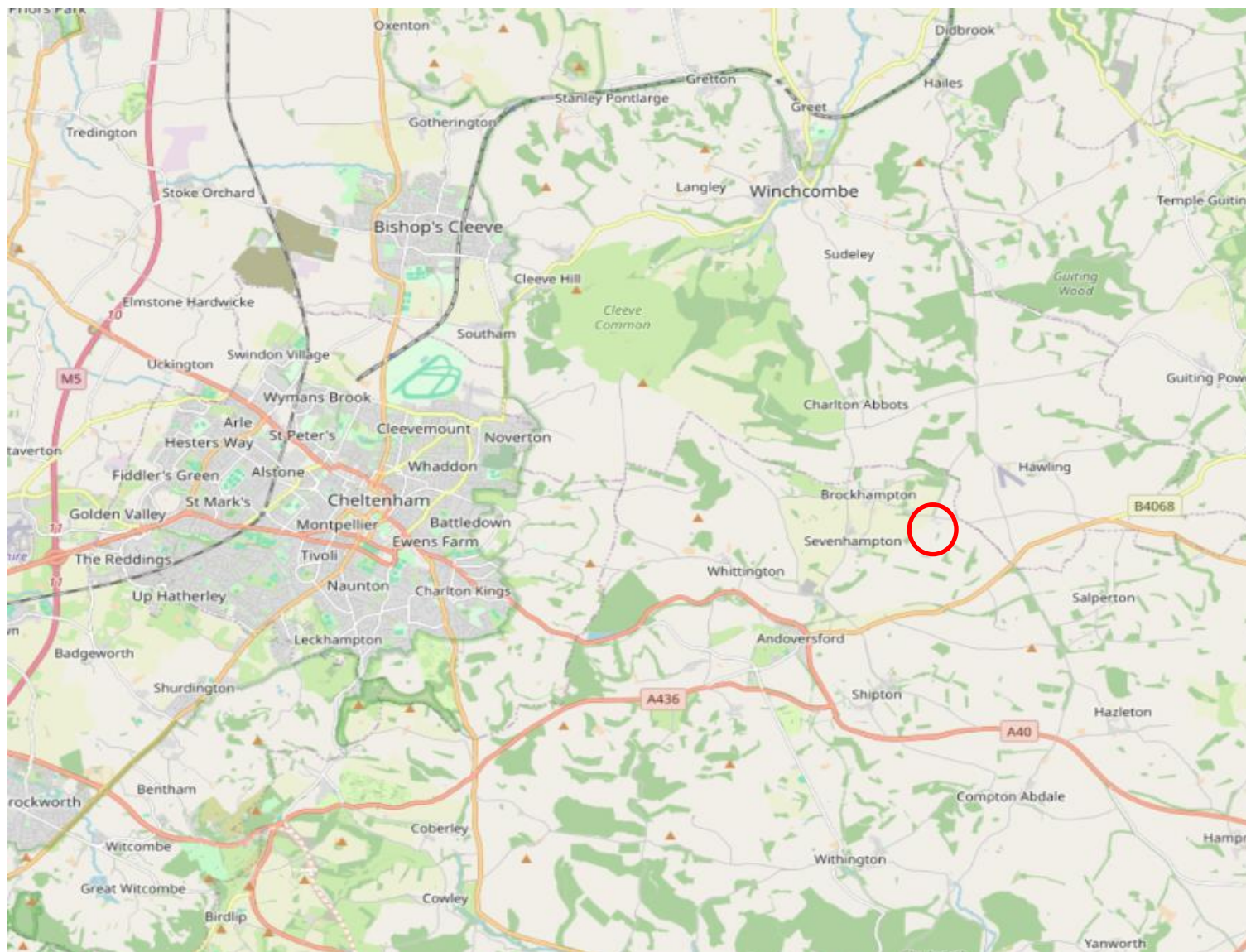
Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		







Carver Knowles
Strensham Business Park
Strensham
Worcester
WR8 9JZ

DIRECTIONS:

From Cheltenham Town Centre – Take the A40 west out of Cheltenham, when you reach the traffic lights at Andoversford turn left onto the A436 following signs to Bourton and Stow. After about 2.5 miles turn left following signs to Brockhampton and Sevenhampton. Follow this road for approximately 1 mile, the property can be found on your left signposted by the agents for sale board.

What3Words: climate.commented.signed

VIEWINGS

Viewings are strictly by appointment only. To discuss this opportunity or to arrange a viewing please call 01684 853400 and ask for Hettie Orttewell or Andrew Troughton. Alternatively, please contact us on the following email addresses;
hettieorttewell@carverknowles.co.uk
andrewtroughton@carverknowles.co.uk

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 April 2025.

