



Claybrook Farm Bretforton Road, Evesham, WR11 7XQ

Guide price £865,000









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# Claybrook Farm Bretforton Road

Evesham, WR11 7XQ

- A detached barn conversion situated in approx. 7 acres
- Stable block with power and water
- Cherished and owned for many years by its current owners
- It must be viewed in person to truly appreciate the location, land and position
- Three bedrooms
- Situated down a private track overlooking your own land, stables and menage
- The land is currently split into five separate paddocks
- Calling all buyers looking for a rural property with land
- Boot room, utility and downstairs shower room
- Scope to extend (STPP) plus three phase electricity

Claybrook Farm is a detached and well-maintained rural property, currently operating as an exceptional equestrian facility. Lovingly cared for by its current owners for many years, this property is ideal for those seeking a home with ample land, stabling, and a well-equipped menage.

Set within approximately seven acres, the land is thoughtfully divided into five secure paddocks with well-maintained pasture and water piped to them, all enclosed with post-and-rail fencing. The property is accessed via a private track off Bretforton Road in Badsey, ensuring privacy while still being easily accessible. Additionally, it benefits from a generous parking area, offering ample space for vehicles, horseboxes, and trailers. With its idyllic countryside setting and excellent equestrian amenities, Claybrook Farm presents a rare opportunity for equine enthusiasts or those simply looking to embrace a rural lifestyle with plenty of open space.

Claybrook farm comprises of; hall, w/c, living room, kitchen, utility, dining room, pantry, boot room and shower room. There is currently a useful loft room accessed via the boot room which has the potential to be converted (STPP). Upstairs there are three bedrooms, two family bathrooms and a study area.



## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating: E

Mains Electric

Septic Tank

Mains Water

Bottled Calor Gas

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.











CHRISTIE  
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Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

