



SALES & LETTINGS



**Rockridge Farm Mill Lane, Worcester, WR8 9LB**  
**Asking Price £850,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Situation

Strensham is a village located on the outskirts of the picturesque village of Twyning. Twyning offers a range of local amenities, including two public houses, a village shop, a primary school, a village hall, a park, a tennis club, and a riding school. The village also has convenient access to the M50 motorway and the A38.

Strensham is situated approximately three miles from the historic market town of Tewkesbury, which features a library, a theatre, a leisure centre, and a variety of shops and restaurants.

## PROPERTY SUMMARY

Roughly Five Acres Of Land and Forestry  
 Beautiful first floor accommodation  
 Ground floor Artist and Clay Studio  
 Separate External Workshop  
 Potential Conversion To Five Bed House  
 Beautiful Rural Setting  
 Off Road Parking for over 20 Vehicles  
 Oil Fired Central Heating  
 Huge Potential  
 Council Tax Band B





## Description

This wonderful property, which is located in Strensham, a short distance from the popular village of Twynning, offers huge potential, the possibility for your own chance to live the "Good Life" with approximately five acres of land at your disposal, you could create your very own small holding or even glamping experience, with the necessary planning consents.

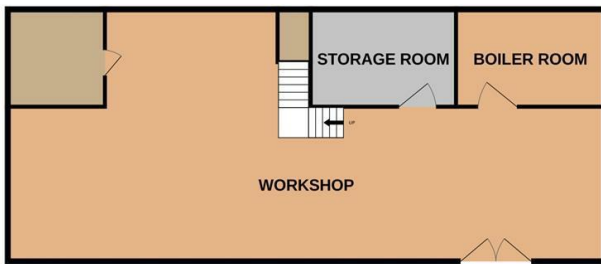
The existing sculpture studio, with its potential for expansion, is currently being utilised as a hub for art classes, workshops, or an exhibition space for local talent. The adaptable nature of this space makes it ideal for creative businesses. Additionally, there is a generous external workshop, which could be perfect for small-scale manufacturing. There is also the benefit of two large car parks that can accommodate over 20 vehicles, perfect for any business venture from the property.

The vast outdoor space is an inviting blank canvas that presents countless possibilities for creating stunning gardens, walking trails, or leisure areas. The potential for outdoor recreation is unmatched and the possibilities are endless. This really could be your very own piece of Eden, if you have ever dreamt of keeping horses or llamas, this could be your opportunity.

The property currently consists of open-plan living on the top floor, with a beautiful fitted kitchen and built in appliances, two islands, one which includes a built in hob. a separate luxury fitted bathroom, with roll top bath and luxury walk in shower, a built in wardrobe area completes this room, a separate W/C and large bedroom completes this floor, the current footprint of the property has the potential to be transformed into a large five-bedroom family home if preferred.

This is a wonderful opportunity for your own piece of England, which could be transformed to suit your own wants and desires. Please call our office to book your appointment to view this wonderful home today.

GROUND FLOOR



1ST FLOOR



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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### Downstairs Workshop

58'06 (max) x 15'02 (17.83m (max)  
x 4.62m)

### Boiler Room

14'07 x 9'06 (4.45m x 2.90m)

### Storage Room (1)

14'03 x 9'06 (4.34m x 2.90m)

### Storage Room (2)

9'09 x 9'06 (2.97m x 2.90m)

### Kitchen/Living Area

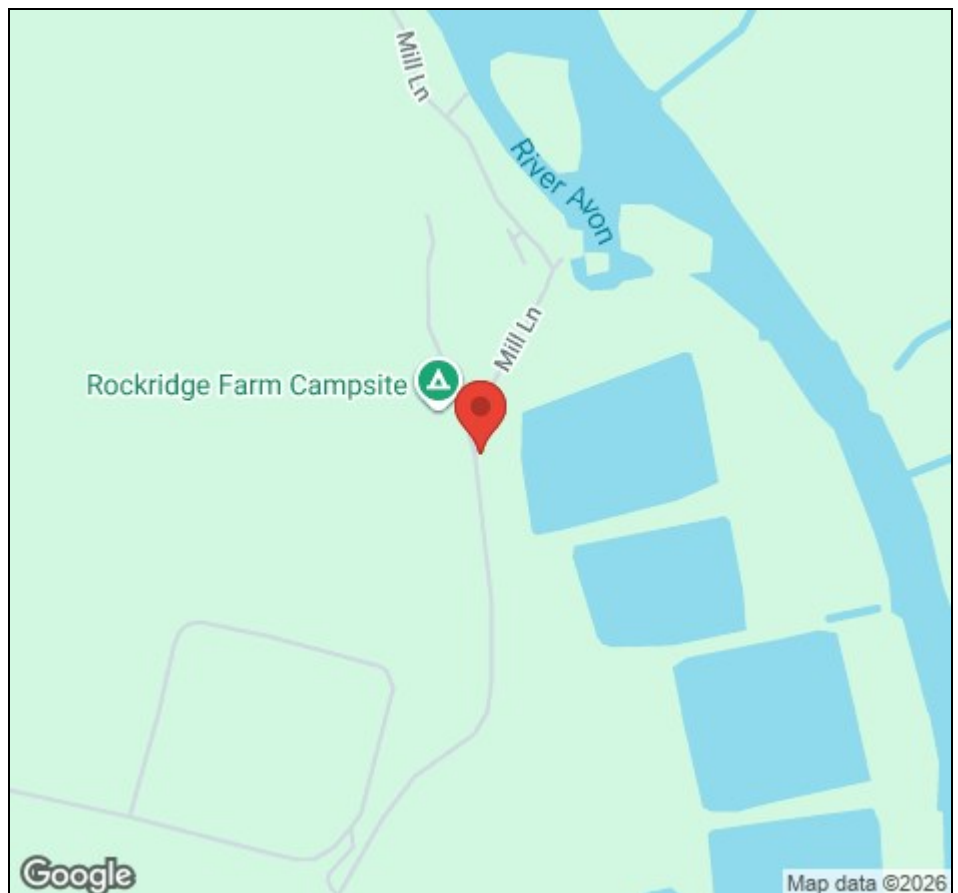
46'02 (max) narrowing to 30'03 x  
29'01 (max) narro (14.07m (max)  
narrowing to 9.22m x 8.86m (max)  
narr)

### Bedroom

28'08 x 11'08 (8.74m x 3.56m)

### Bathroom

16'02 x 10'02 (4.93m x 3.10m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.  
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek  
verification from their surveyor or legal representative.

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