



MERECOMBE HOUSE KEMERTON, GLOUCESTERSHIRE





MERECOMBE HOUSE, KEMERTON, GLOUCESTERSHIRE, GL20 7JW

A commanding arts and crafts village house
in a picturesque location

MILEAGES:

Tewkesbury 5 miles ♦ Cheltenham 10 miles ♦ Evesham 12 miles ♦ Gloucester 16 miles
♦ Worcester 16 miles ♦ Stow on the Wold 21 miles ♦ M5 (junction 8) 5 miles

MERECOMBE HOUSE

Ground Floor

Entrance hall ♦ guest cloakroom ♦ reception hall ♦ dining room ♦ drawing room
♦ sitting room ♦ conservatory ♦ kitchen & breakfast room ♦ utility ♦ cloakroom

First Floor

Master bedroom with en suite bathroom ♦ guest bedroom with en suite bathroom
♦ 4 further bedrooms ♦ family bathroom ♦ w.c.

Two vehicle garage, outdoor stores, studio with shower room

Gardens, tennis court with thatched summer house, paddock

Total approximately 1.3 acres

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SITUATION

The property is situated in an elevated position above the village of Kemerton at the foot of the southern slopes of Bredon Hill. The property enjoys beautiful rural aspects, yet is only a few minutes' walk into the village. Kemerton has two impressive Churches, a village hall, the well regarded Crown Inn pub, Bredon Hill Shooting shop and children's nursery. The stunning private village of Overbury is about 0.5 mile distant which offers a primary school and nursery. Day to day shopping is found in Bredon which is only just over 1 mile away. Comprehensive regional shopping is found in Tewkesbury, Cheltenham and Evesham.

DESCRIPTION

Merecombe House is a handsome Arts & Crafts period property which dates back to around 1920. The property has mellow Cotswold stone elevations under pitched tiled roofs with a wealth of external features including stone mullioned and leaded light windows and prominent bay window features. Internally classic features include exposed wooden flooring, elegant cornicing, and most rooms enjoying liberal amounts of natural light.

Formal access to the property is via the block paved driveway leading to a substantial timber front door and an entrance hall with useful cloakroom. The logical layout has a central spine hallway which has the reception hall to the westerly end of the house which in turn provides access to the formal accommodation and an inner hallway giving access to the informal accommodation to the easterly end of the house. Day to day access is via the gated courtyard and the utility and boot room.

The reception hall features the principal staircase exposed timber flooring elegant cornicing and projecting French Doors. The dining room has tall stone mullioned windows with leaded light detailing and south westerly views over the formal gardens. The drawing room has an elegant fireplace, a projecting and curved bay window and views of the gardens and westerly aspect down to the tennis court. The sitting room is situated adjacent to the kitchen and features built in bookshelves and storage and double doors lead into a large timber conservatory. From here is direct access to a terrace area and into the gardens and grounds. The kitchen & breakfast room has a wealth of floor and wall mounted cupboards with granite work surfaces, integrated appliances and an electric Aga cooker. There is a dedicated informal dining area with L-shaped bench seating and dual aspect. Beyond the kitchen is a secondary staircase with pantry below and useful utility room with boiler room section and w.c.

The first floor accommodation has two points of access which is via the main and secondary staircases. To the front of the house there are three good sized bedrooms enjoying superb elevated views with a prominent semi-circular projecting bay window to the centre. The master bedroom enjoys a south and westerly dual aspect and an en suite bathroom. There are two smaller bedrooms in the central section of the house, a family bathroom and the guest bedroom with en suite bathroom which occupies the easterly side of the house.



OUTSIDE

Merecombe House enjoys an elevated location with beautiful surrounding countryside and village aspects. The property has tiered formal gardens to the fore with central stone steps leading to lawned areas also featuring dry stone walling and well stocked beds. Throughout the gardens are mature tree species and hedging and worthy of note is the hard surfaced tennis court with thatched summerhouse. To the north of the house is a useful small paddock with dedicated vehicular access.

Situated directly behind the house is a secure courtyard which provides parking and storage. A two car garage is set into the bank with an electric up and over door. Steps lead up to a large terraced area above storage rooms and located above the garage is a detached studio which is currently used as an office. This also has a shower room

ADDITIONAL INFORMATION

Services: Mains gas, water, electricity and drainage, Electric Aga. CCTV system together with comprehensive zoned alarm

Local Authority: Wychavon District Council, 01386 565000

Directions (GL20 7JW): Upon entering the village of Kemerton from either direction, take the lane passing St Benet's Catholic church which will rise northbound up Bredon Hill. After approximately 500 meters bear right and then left, carrying on for another 75 meters and the entrance to Merecombe House is found on your left hand side.

Energy performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.







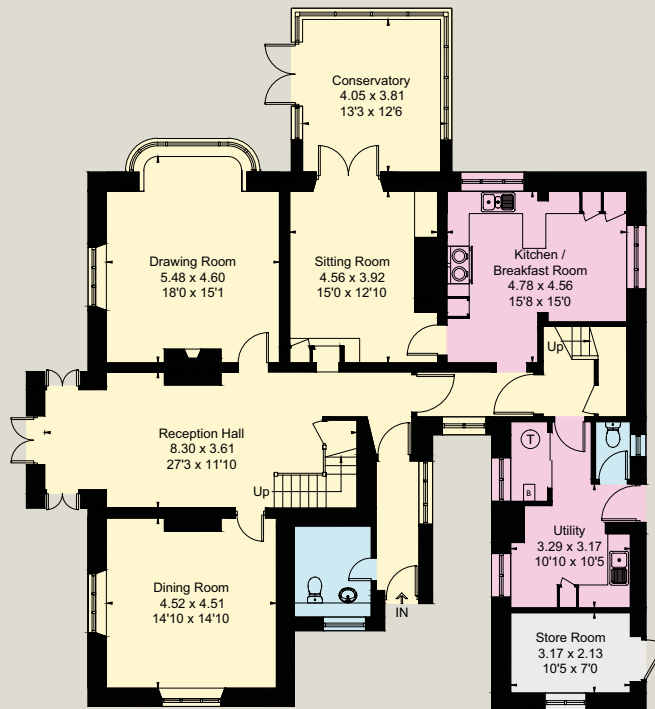
FLOORPLANS

Approximate IPMS2 Floor Area = 328.9 sq m / 3442 sq ft (Excluding Void)

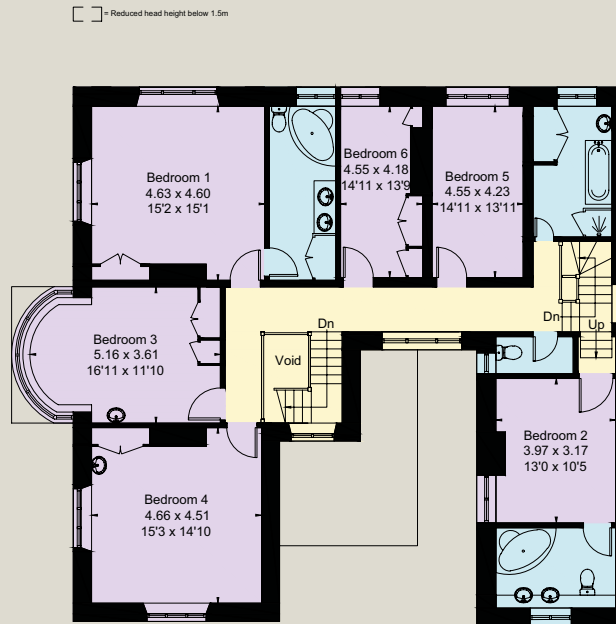
Outbuilding = 52 sq m / 560 sq ft

Garage = 36.9 sq m / 397 sq ft

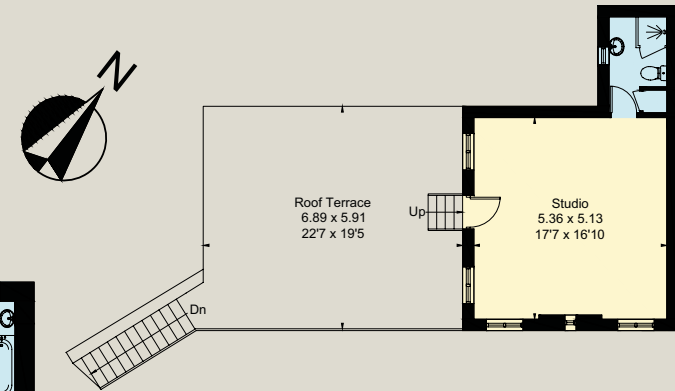
Total = 417.8 sq m / 4399 sq ft



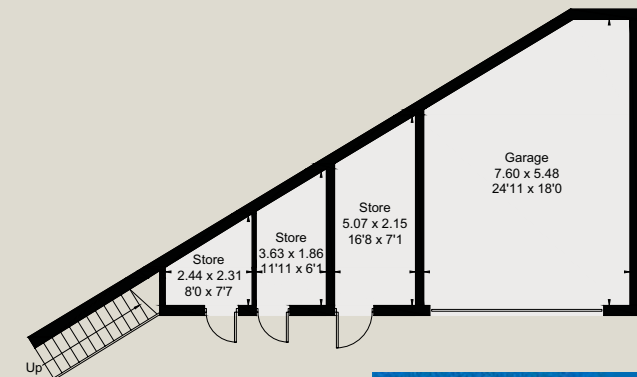
Ground Floor



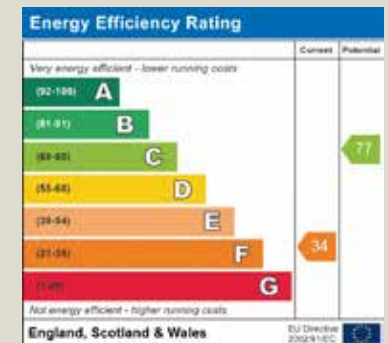
First Floor



Outbuilding - First Floor
(Not Shown In Actual Location / Orientation)



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



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