The Old Vicarage
Maisemore, Gloucestershire
THE OLD VICARAGE, MAISEMORE, GLOUCESTERSHIRE

An impressive former Vicarage in a beautiful setting

MILEAGES:
Gloucester 4 miles • Cheltenham 11 miles • Tewkesbury 13 miles • M5 (junction 11) 8 miles

THE OLD VICARAGE

Ground Floor
Entrance porch • reception hall • drawing room • dining room • sitting room • study
• kitchen • breakfast room • cloakroom with lift • utility room • cellars

First Floor
Master Bedroom with en suite shower room • two further bedrooms with en suite shower rooms
• three further bedrooms • two further bathrooms • laundry room with lift

The Coach House
Sitting room • kitchen diner • utility • bedroom with en suite shower room • one further bedroom

Outside
Garaging • workshop • machinery store • stables • botanical greenhouse • tennis court

Formal gardens, paddocks amounting to about 5.5 acres

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The Old Vicarage is situated within open countryside to the edge of the Gloucestershire village of Maisemore. The property occupies a slightly elevated and well-established plot with delightful rural views. The nearby village of Maisemore has a public house and the pretty church of St Giles. Highnam village and Hartpury village provide useful day to day convenience stores and there is good access to Cheltenham and Gloucester for comprehensive shopping. The property has easy access to the M5, A40, A38 and A417. There are a good selection of private schools in Cheltenham including Cheltenham College, Dean Close and Cheltenham Ladies College together with Kings School in Gloucester. Cheltenham is well known for literary and music festivals and strong sporting events such as the National Hunt and Cricket festivals.

The Old Vicarage is an impressive and versatile period country property originally dating back to around 1700 with later additions from the Victorian era. The principal elevations face southeast and southwest and comprise a rendered finish and distinctive Blue Lias stonework including Gothic arched decorative lintels. Roofing comprises pitched tiled and hipped roofs with brick and stone chimney stacks. External features include attractive Cotswold stone mullion windows, two ground floor bay windows and a distinctive second floor half-timbered and tiled tower. Worthy of note is the impressive ecclesiastical themed picture window.

Internally The Old Vicarage provides approximately 4801 sqft of space which includes three good sized reception rooms, impressive reception hall, study, well-proportioned kitchen and breakfast room with useful utility and scullery adjacent. Original features include exposed beams, original fireplaces and stone mullioned sash windows complemented by recently replaced powder coated steel double glazed windows and newly installed lift. Useful cellars are accessed via a dedicated staircase providing good storage.

The original coach house was converted about 15 years ago providing well designed ancillary accommodation over two floors. The building comprises mellow brick elevations under pitched tiled roofs with internal features including vaulted ceilings engineered oak flooring and good natural light.
Outside
The Old Vicarage is accessed via wrought iron gates leading to a central parking and turning area. Well stocked borders surround the house and there are low level planting beds. The southerly perimeter features flagstone terracing and a delightful aspect over the principal lawns and adjoining paddock. An ornate garden area is situated to the west of the main lawn which comprises delightful topiary, raised beds, botanical greenhouse and pergola.

The formal gardens are complemented by open grassland, tennis court and a paddock.

Outbuildings include two timber garage buildings and a large machinery store with stable attached.

Additional Information
Services: The Old Vicarage: Mains water and electricity, oil fire central heating and Aga, private drainage.

The Coach House: Mains water & electricity, electric night storage heater.

Local Authority: Tewkesbury District Council, Council Offices, Gloucester Rd, Tewkesbury, GL20 5TT

Directions (GL2 8HU): Upon entering Maisemore from the A40, turn right below the White Hart Public House and carry along “The Rudge” for about 0.5 mile. Carry along this road bearing left and The Old Vicarage will be 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
Gross Internal Area (approx) = 446 sq m / 4801 sq ft (Including Lift / Excluding Void)
Cellar = 52.5 sq m / 565 sq ft
Coach House = 94.6 sq m / 1018 sq ft
Outbuildings = 216.6 sq m / 2331 sq ft
Total = 809.7 sq m / 8716 sq ft

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