



# BEECHWOOD

DOWN HATHERLEY LANE ♦ DOWN HATHERLEY ♦ GLOUCESTERSHIRE





# BEECHWOOD

DOWN HATHERLEY LANE ♦ DOWN HATHERLEY  
♦ GLOUCESTERSHIRE ♦ GL2 9QB

A SPACIOUS DETACHED HOME  
WITH EXTENSIVE AND VERSATILE  
ACCOMMODATION SET IN 2.5 ACRES  
TOGETHER WITH OUTBUILDINGS,  
INDOOR POOL AND  
HARD TENNIS COURT

## Accommodation:

Entrance porch ♦ reception hall/music room ♦ sitting room  
♦ dining room ♦ bar ♦ snooker room ♦ study  
♦ kitchen/breakfast room ♦ cloakroom ♦ ground floor  
master suite of bedroom and bathroom  
♦ two further ground floor bedrooms further bathroom  
♦ two first floor attic bedrooms (interconnecting)

Indoor swimming pool ♦ hard tennis court  
♦ barn with workshop, stable and garaging ♦ parking  
♦ gardens and grounds ♦ in total 2.5 acres







## SITUATION

Beechwood lies next to St Mary and Corpus Christi Church in the parish of Down Hatherley, 5 miles west of Cheltenham, and 3.5 miles from Gloucester, close to Staverton and Churchdown villages. This area has great access to major road networks including the M5, the A40 and the A38, whilst being surrounded by countryside. There are a wide range of schools in Cheltenham including Cheltenham Ladies College, Cheltenham College (co-ed), and in Gloucester including King's School (attached to Gloucester Cathedral) and a number of Grammar schools. Cheltenham is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals.

## DESCRIPTION

Believed to originally date from the late 1920's, Beechwood has been extended over the years, and occupied by the current owners for over 40 years. The majority of the accommodation is on the ground floor with a couple of interconnecting attic bedrooms on the first floor (please see floorplans).

The principal rooms have a lovely outlook over the gardens, with wide square bay windows in the sitting room, dining room, and master bedroom. The property enjoy a high degree of space and versatility, offering over 3,000 square feet of accommodation which has scope for modernisation if required.

To the front of the house is ample parking leading to the

detached barn, which currently houses garaging, a stable and a workshop. To the rear are south west facing gardens, which are mainly level and laid to lawns, with a paved patio and pond area, and a gravelled secret garden area. At the foot of the gardens is the hard tennis court (which is need of some repair) and adjoining the gardens, Brickhampton Golf Course.

Behind the house is the detached pool building. The pool is heated via mains gas with its own boiler and filtration unit and has a depth of 3ft to 7ft. Also within this building is a hot tub and cloakroom with shower.

## GENERAL INFORMATION

**Services:** Mains electricity, gas, drainage and water are connected. Gas fired central heating.

**Tenure:** Freehold with vacant possession upon completion.

**Local Authority:** Tewkesbury Borough Council

**Postcode:** GL2 9QB

**Directions:** From Staverton/Dowty – take Down Hatherley Lane signposted in the direction of Hatherley Manor Hotel. Take the small unmade up lane on the left in front of the lych gates to the Church and Beechwood will be found immediately on the 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) = 279.5 sq m / 3008 sq ft

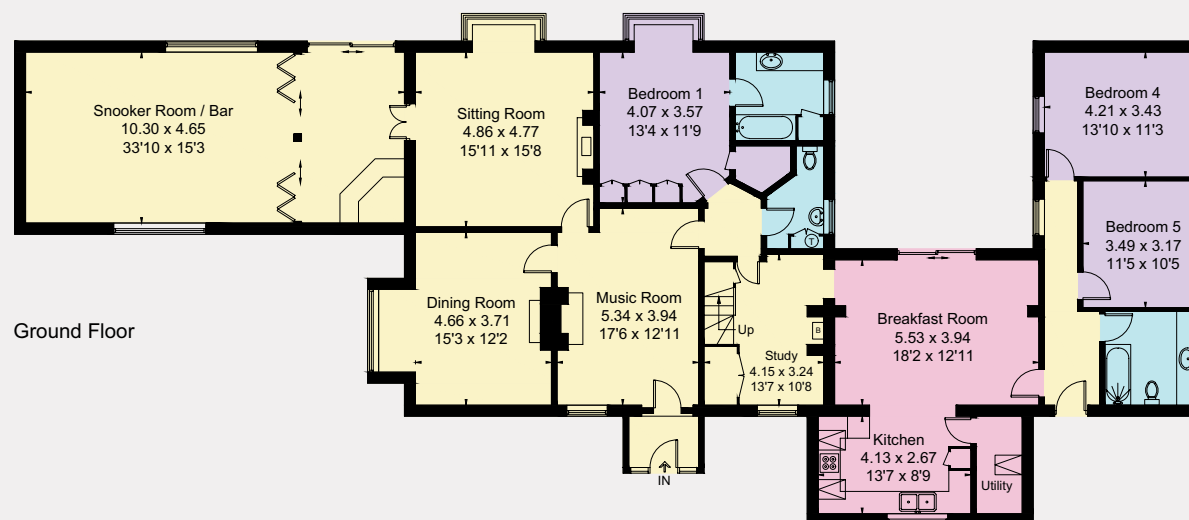
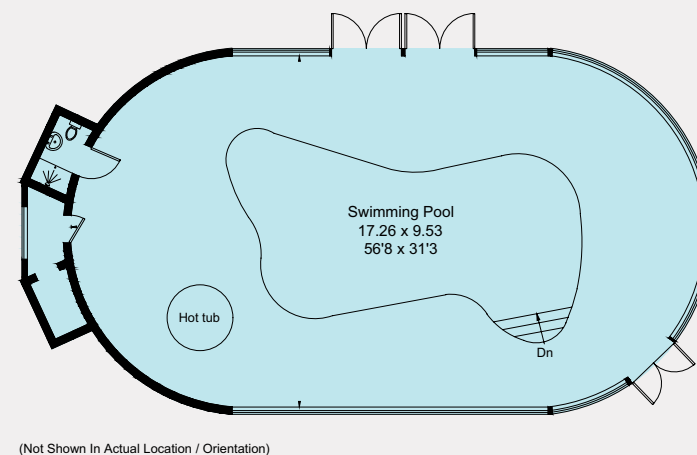
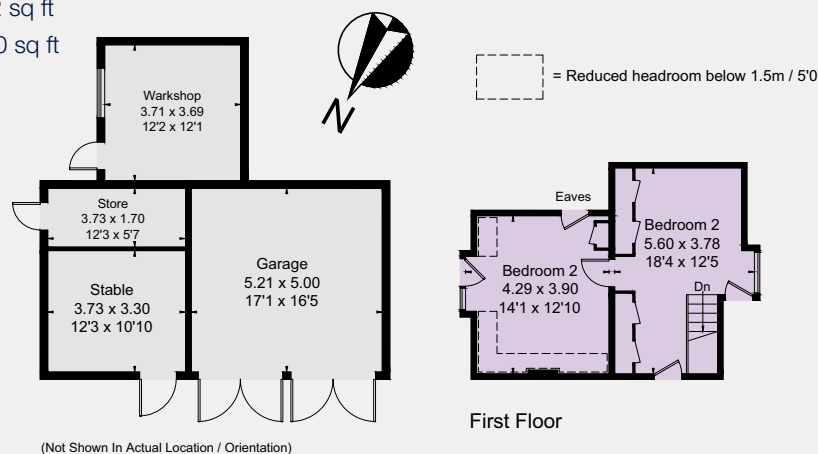
Garage = 26 sq m / 280 sq ft

Stable = 12.4 sq m / 133 sq ft

Store / Workshop = 19.7 sq m / 212 sq ft

Swimming Pool = 152.4 sq m / 1640 sq ft

Total = 490 sq m / 5273 sq ft



### Savills Cheltenham

The Quadrangle, Imperial Square,  
Cheltenham GL50 1PZ  
cheltenham@savills.com

01242 548 000

[savills.co.uk](http://savills.co.uk)

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos taken February 2018. 180712CA

