



THE FOLLY GOTHERINGTON

savills

THE FOLLY

GRETTON ROAD ♦ GOTHERINGTON ♦ CHELTENHAM
♦ GLOUCESTERSHIRE ♦ GL52 9QY

*A fascinating period house with an outstanding
contemporary extension and beautiful views*

Mileage

Winchcombe 5 miles ♦ Cheltenham 6 miles ♦ Tewkesbury 8 miles
♦ Worcester 22 miles ♦ M5 (Junction 9) 7 miles
(All distances are approximate)

The Folly

Ground Floor: Entrance hall ♦ garden room / possible bedroom ♦ drawing room ♦ dining room
♦ kitchen breakfast & family room ♦ utility ♦ cloakroom

First Floor: Bedroom with en suite shower room ♦ two further bedrooms ♦ family bathroom
Garage ♦ garden machinery store ♦ summer house ♦ Grade II listed 'Bee-Bole Wall' ♦ parking area ♦ gardens

Acreage

Total approximately 0.4 acres

Savills Cheltenham

The Quadrangle Imperial Square,
Cheltenham, GL50 1PZ
cheltenham@savills.co.uk
01242 548000

savills.co.uk

savills





Situation

The Folly is situated in a semi-rural position to the east of the well regarded village of Gotherington. The property is set nicely back from the Gretton Road occupying beautiful grounds of approximately 0.4 acre. A local shop, primary school and pub are found in the village and there is fast access to the A435 and the A46. The pretty town of Winchcombe is just 5 miles away which features good local services and regional shopping can be found in Cheltenham and Tewkesbury. High speed trains run from Cheltenham and Gloucester.

Description

The Folly is a fascinating and substantial Grade II listed, semi-detached period property with eye catching later additions including a contemporary rear section and a sizeable garden room. Flexible and well-presented accommodation amounting to approximately 2171 sq ft, is set over two levels enjoying beautiful garden and open countryside views.

Formal access to the property is via an elegant entrance hall which spans between a former external wall with lovely gothic stone mullion windows and the garden room. From this point there is direct access to the kitchen and dining room. Informal access can be via the garden room or the contemporary section to the rear.

The garden room features four sets of full height French windows and gives direct access to the garden. This room can also be considered as a ground floor bedroom and has the ability to create an en suite facility if required, due to nearby services. The drawing room and dining room occupy the ground floor level of the period building providing two well-proportioned and elegant rooms. The drawing room features stone mullion windows, a stone fireplace with wood burning stove and has tall ceiling heights. The dining room enjoys views to the rear of the property and also houses the handsome oak staircase.

The kitchen breakfast and family room features contemporary yet elegant accommodation with bright work surfaces and flooring. The outstanding curved full height glazed section showcases the countryside views. The kitchen itself has a wealth of light Corian work surfaces, floor and wall mounted cupboards with integral appliances and a central island with storage and large breakfast bar. The seating area enjoys panoramic views of the countryside with an indoor / outdoor option facilitated by the large opening full height window sections. A useful utility room is situated adjacent and there is a guest cloakroom.

The first floor accommodation provides three good sized bedroom with generous ceiling heights and lovely views. One of the bedrooms has an en suite shower room and there is a family bathroom with well finished contemporary tiling and sanitary ware.





The Folly is surrounded by attractive gardens with mature beds and borders. The property has a gated access with parking for numerous vehicles together with a single garage. There are two sections of gardens with a shared garden space in front of the original elevation and large open lawned area interspersed with paths and flower beds. The fascinating period 'Bee Bole Wall' and period well which are now redundant, creates an attractive divide from a further garden with large terraced area and delightful open countryside views. Useful outbuildings include a secure garden machinery store, further store and summer house.

Services

Mains water & electricity and gas. Private drainage.

Directions: GL52 9QY

Entering the village of Gotherington from the A46, carry on through the village and after approximately 500 yards the entrance to The Folly is found on your left hand side after Gotherington Nurseries (which are your right) with access to the parking area via a 5 bar gate.

LOCAL AUTHORITY

Tewkesbury Borough Council, Tel: 01684 295010.

Viewing

Strictly by appointment with Savills





Floor Plans

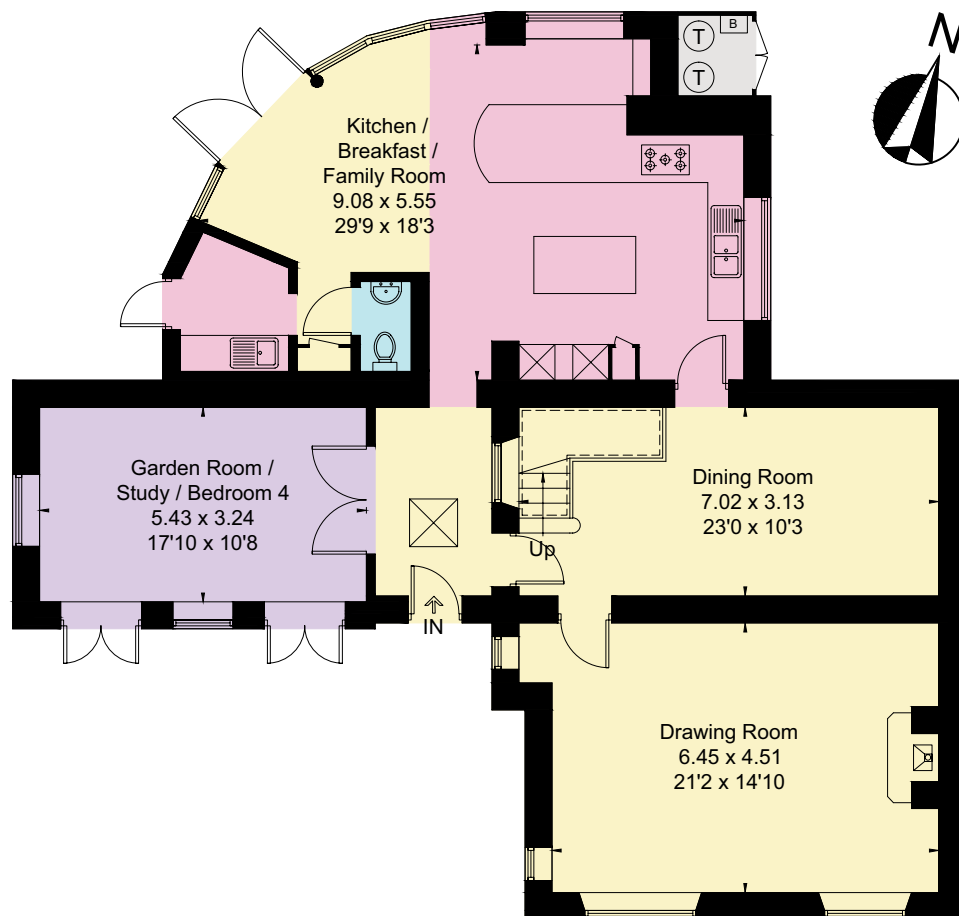
Gross Internal Area (approx) = 201.7 sq m / 2171 sq ft (Excluding Void)

Boiler / Tank = 1.7 sq m / 18 sq ft

Summer House / Store = 20.7 sq m / 223 sq ft

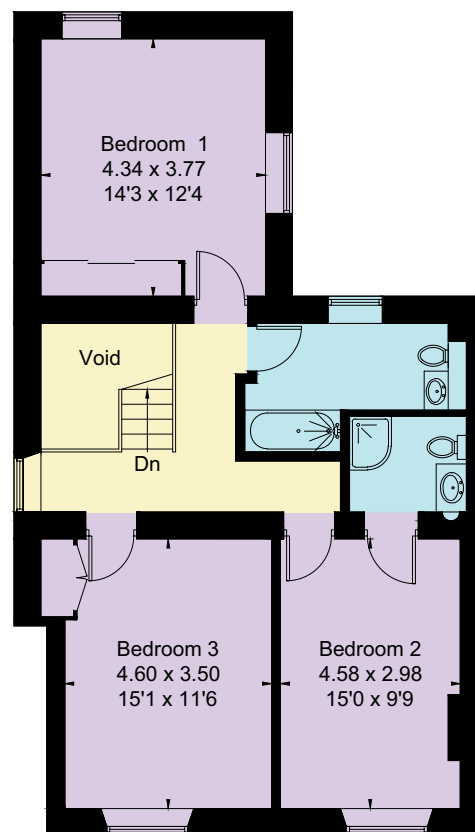
Garage = 16.1 sq m / 173 sq ft

Total = 240.2 sq m / 2585 sq ft

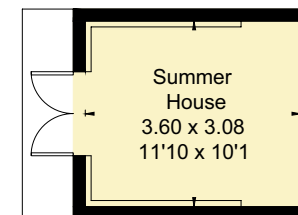


Ground Floor

= Reduced headroom below 1.5m / 5'0"



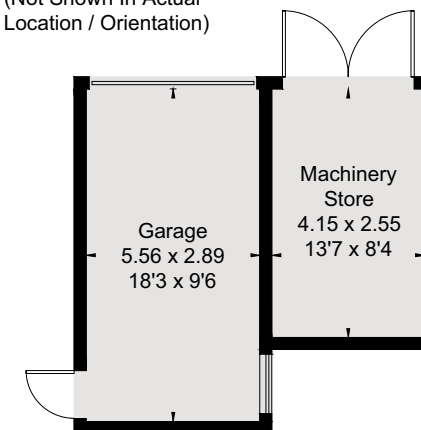
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Savills Cheltenham

The Quadrangle Imperial Square,

Cheltenham, GL50 1PZ

cheltenham@savills.co.uk

01242 548000

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. 180807CS