



THREE ARCHES

STANLEY PONTLARGE ♦ CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL54 5HD

savills

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A SUBSTANTIAL AND COMFORTABLE
HOME SET IN A SMALL HAMLET WITH
ATTACHED COTTAGE, STABLE AND
LARGE MATURE GARDENS

Entrance hall ♦ drawing room ♦ kitchen/dining/family room
♦ study ♦ utility room ♦ cloakroom ♦ master suite with
bedroom ♦ dressing room and bathroom ♦ three further
bedrooms ♦ family bathroom ♦ guest suite with bedroom 5
♦ sitting room/bedroom 6 and bathroom

Attached cottage with sitting room ♦ kitchen
♦ bedroom ♦ bathroom

Red brick barn ♦ ample parking ♦ south facing walled
gardens ♦ further lawned areas

In all 0.6 acre





MILEAGE

Winchcombe 3 miles, Cheltenham 8 miles, M5 (J.9) 8 miles (Distances approximate)

SITUATION

Three Arches is set in a beautiful part of the north Cotswolds in the rural hamlet of Stanley Pontlarge between the villages of Gretton and Gotherington. The property enjoys an elevated setting on a no through lane and in an Area of Outstanding Natural Beauty. The hamlet has five houses and a picturesque Norman Church. The village of Gretton, less than a mile away, has a popular public house, village hall, Church and primary school.

The thriving Saxon town of Winchcombe, about two miles away, provides an excellent range of day to day shopping facilities along with some fine restaurants and pubs, plus library, doctors' surgery, and primary and secondary schools.

Around 8 miles away lies the Regency Spa town of Cheltenham which is renowned for its high quality educational facilities, shopping, period buildings and most attractive municipal gardens. It also provides wonderful leisure activities including the well known Literary, Cricket and Music festivals its holds, along with the famous racecourse which plays host to the Gold Cup every Spring.

Communications are excellent with the national motorway network 8 miles away at Junction 8 of the M5, near to Ashchurch Railway Station. Birmingham International Airport is about forty five miles away.

DESCRIPTION

Three Arches is an attractive barn conversion believed to date from around 1840, with brick and stone elevations under a pitched tiled roof. It is situated in a conservation area in this small hamlet which is set amongst beautiful countryside. The accommodation is well presented and has some charming features giving a very comfortable, homely feel. With a split level arrangement, the accommodation is based around the reception space to the centre of the home, featuring a large drawing room with a handsome fireplace and doors out to the south facing rear garden. Also at this level is a guest or teenager wing with a sitting room on the ground floor, and staircase up to a pretty double bedroom and bathroom. The master suite lies at the other end of the

building, offering a large double bedroom, dressing area with a range of fitted wardrobes and en-suite bathroom. At first floor level, with some lovely views, is the airy kitchen/dining/living space with vaulted ceiling and doors out to the rear gardens, plus a utility room and a cloakroom. Three further bedrooms and a family bathroom are also on the first floor, with a study.

The attached cottage, which is currently let providing an income, lies to the side of the barn, and is similarly stylishly presented.

OUTSIDE

To the front of the property is a gravelled parking area. Immediately to the rear of the property is a south facing walled garden with paved patio area, and lawns beyond. To the side of the walled garden is the barn, which is currently used as storage, and has previously been used as stabling. The other side of the barn are further lawned areas and a vegetable garden. In total the grounds extend to approximately 0.6 acres.

DIRECTIONS (GL54 5HD)

Leave Cheltenham via the B4632 Prestbury Road and continue through Prestbury and up Cleeve Hill (signposted to Stratford). Follow the road into Winchcombe to the centre of the town and turn left into North Street (signposted Evesham B4078). After about 1.3 miles bear left signposted to Gretton and follow the signs into Gretton village passing the Royal Oak on the right and the Primary School on the left. Take the next turning left (signposted to Gotherington), proceed for a short distance and the turning to Stanley Pontlarge can be seen on the left hand side. Proceed up the lane and Three Arches will be found in front of you after the Church.

SERVICES: Mains electricity. Oil fired central heating. Private water and drainage.

LOCAL AUTHORITY: Tewkesbury Borough Council.
Tel: 01684 295010.

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

VIEWING: Strictly by appointment with Savills.

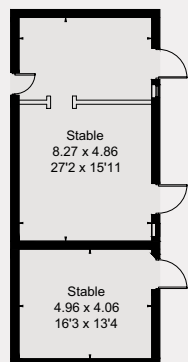
FLOORPLANS

Gross Internal Area (approx) = 364.2 sq m / 3920 sq ft

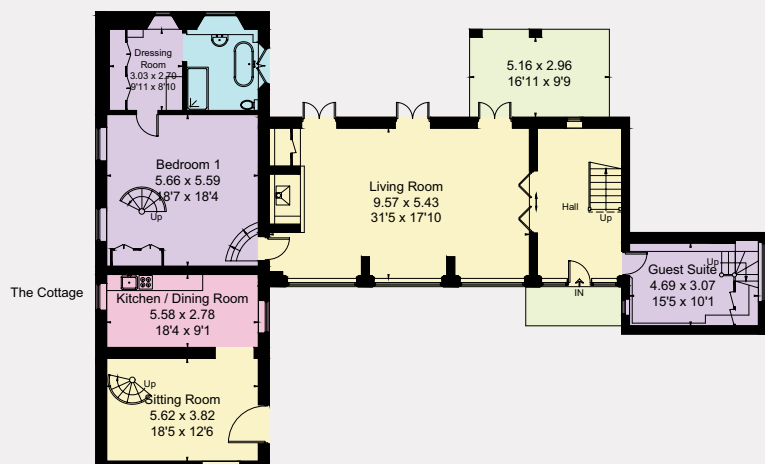
Cottage = 86.3 sq m / 928 sq ft

Total = 450.0 sq m / 4849 sq ft (Excluding Void)

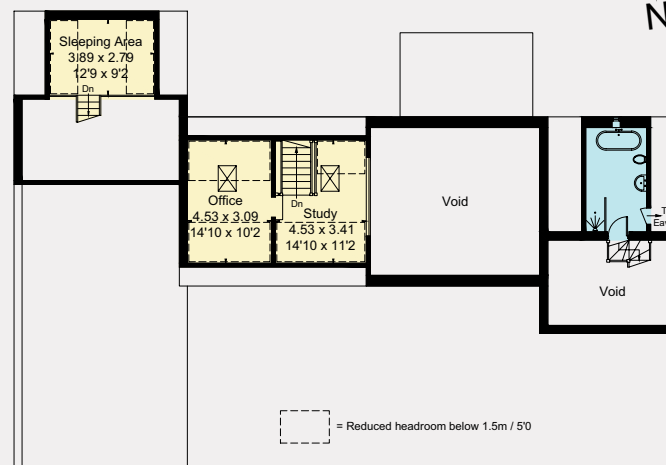
Outbuilding = 62.4 sq m / 672 sq ft



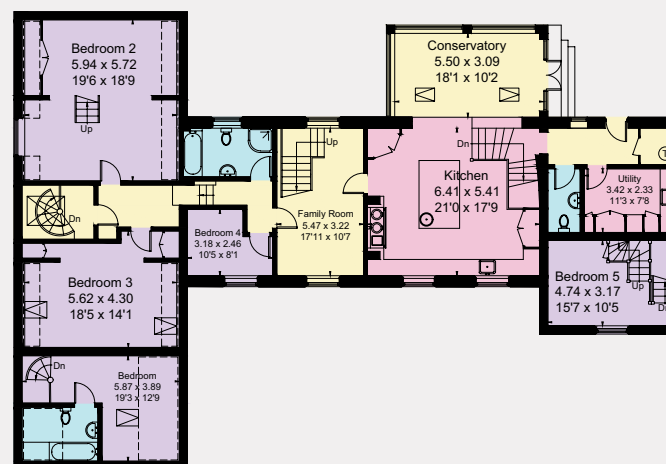
Outbuilding
(Not Shown In Actual Location / Orientation)



Ground Floor

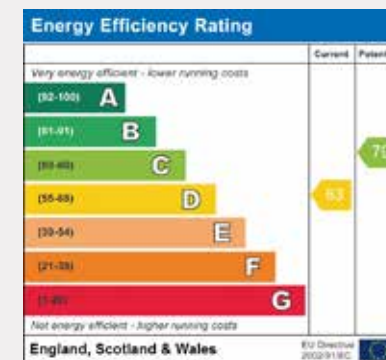


First Floor

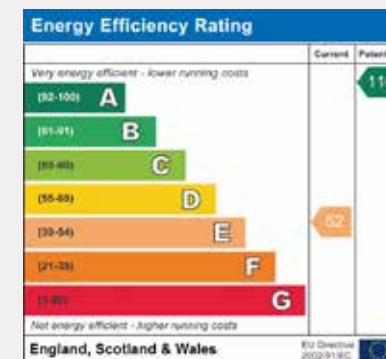


First Floor

Three Arches: Main House



Three Arches: The Cottage



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