



THE OLD VICARAGE OLD TEWKESBURY ROAD, NORTON, GLOUCESTERSHIRE

FREEHOLD





THE OLD VICARAGE, OLD TEWKESBURY ROAD, NORTON, GLOUCESTERSHIRE

An impressive former vicarage

MILEAGES:

Gloucester 4 miles ♦ Cheltenham 8 miles ♦ Tewkesbury 8 miles ♦ Worcester 24 miles ♦ M5 Junction 11 6 miles.

THE OLD VICARAGE

Ground Floor

Entrance hall ♦ study ♦ drawing room ♦ dining room ♦ 2 cloakrooms ♦ kitchen breakfast & family room
♦ parlour ♦ utility ♦ pantry

First Floor

Main bedroom with en suite bathroom ♦ guest bedroom with en suite shower room ♦ three further bedrooms
♦ 2 further bathrooms

Second floor

One bedroom ♦ shower room ♦ further roof space ♦ storage rooms

Outside

Two storey coach house in need of renovation ♦ garden stores ♦ formal gardens ♦ orchard

Gardens and grounds about 1.7 acres

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SITUATION

The Old Vicarage is a handsome and imposing former rectory situated in a private edge of village location, set at the end of a long private drive. The property is believed to have been built in the mid 19th century and provides three stories of well-presented and flexible accommodation. There is also the benefit of a detached former coach house providing an exciting project to create detached ancillary accommodation subject to planning.

Day to day shopping is found in Twigworth, Churchdown and Longford with regional shopping found in Gloucester, Cheltenham and Tewkesbury.

High Speed trains from Gloucester reach Paddington in under 2 hours and M5 Junction 11 is about 6 miles away. The A38 provides fast access to Gloucester, Tewkesbury and the A4019 across to Cheltenham and the M5.

DESCRIPTION

The Old Vicarage is believed to have been built circa 1843 and features predominantly Victorian architecture with mellow brick elevations under imposing pitched tiled roofs. Cotswold stone mullioned windows are featured throughout the property and provide an attractive contrast. There is an impressive bay window and a series of full height windows at ground floor level. The house has a wealth of period features including working shutters; window seats and Gothic arch stonework.

The ground floor has three impressive reception rooms, a superb recently extended kitchen breakfast and family room providing sumptuous informal accommodation with bi-fold windows giving access to the entertainment terrace and garden. The current owners have also added a useful utility wing.

The first floor provides five bedrooms, two of which have en suite facilities and there are two further bathrooms. The second floor has a further bedroom, shower room and a good space for storage.

The property is accessed via a long private driveway with the detached former coach house set at the head with the Old Vicarage adjacent. The coach house is an exciting renovation project and has the ability for good detached ancillary conversion subject to planning consent.

The property is surrounded by delightful mature formal gardens with an outstanding croquet lawn to the south west side of the house and an expansive orchard area.



DIRECTIONS: (GL2 9LR)

Heading north from Gloucester, take the second left into the village, just past the pub, turning left into the village the drive way is the first on the right hand sided adorned by two stone pillars.

ADDITIONAL INFORMATION

Services: Mains gas central heating, mains electricity, mains water, mains drainage

Tenure: Freehold

Local Authority: Tewkesbury Borough Council

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

Viewing: Strictly by appointment with Savills.



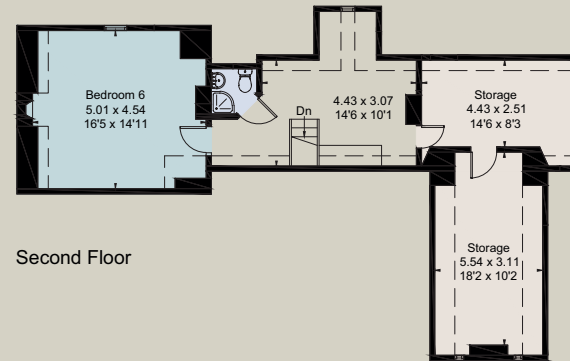




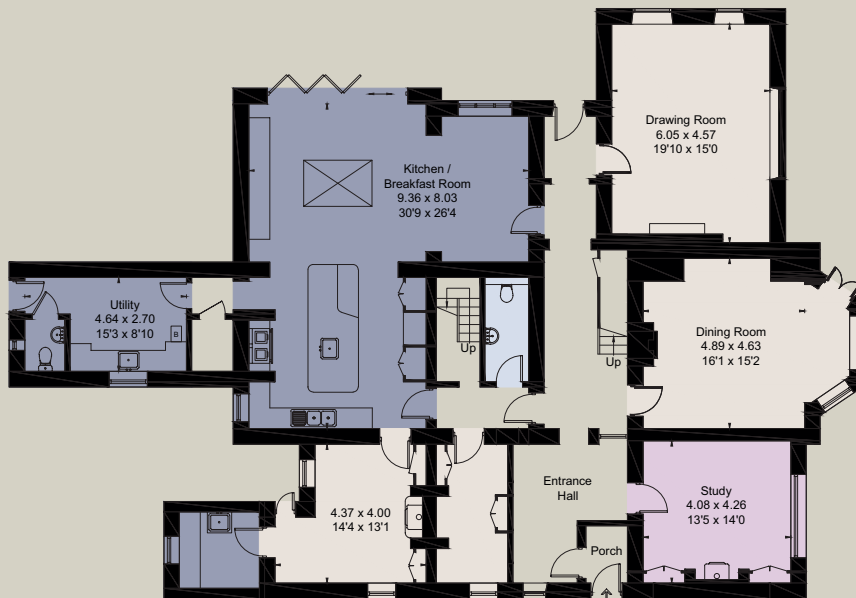
FLOORPLANS

Approximate Area = 474.9 sq m / 5111 sq ft (Excluding Coach House)

Including Limited Use Area (16.9 sq m / 182 sq ft)



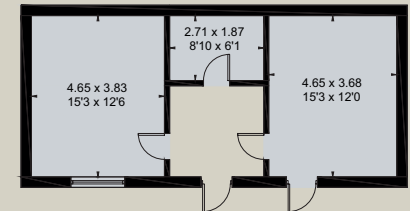
Second Floor



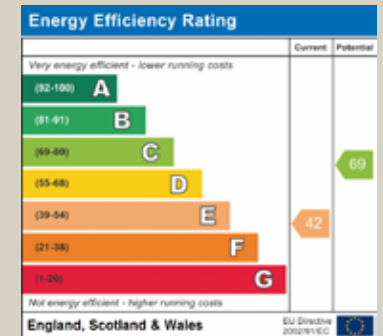
Ground Floor



First Floor



Coach House



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