



A pretty detached cottage with a spacious garden

Vine Cottage, The Rampings, Longdon, Tewkesbury, GL20 6AJ

Guide £700,000 Freehold

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Entrance Hall • sitting room • dining room • kitchen
• four bedrooms • bathroom • Store room and double garage

Situation

The Rampings sits in a beautiful rural location between the villages of Bushley and Longdon, with a selection of local amenities, including village halls, a local pub and a traditional cricket green, with its small but sociable clubhouse, enjoying a backdrop of beautiful woodlands. The Medieval market town of Tewkesbury is approx. 3.5 miles away with a busy high street filled with shops, restaurants and pubs, along with a theatre, swimming pool and hospital. Added benefits include excellent transport links to the M5 and M50, and Ashchurch station.

Description

Vine Cottage is an attractive detached cottage set in an idyllic rural location, surrounded by beautiful countryside. With a wealth of character and charm, the cottage offers 1890 sq ft of well-proportioned accommodation and would be an ideal candidate for a sympathetic extension or renovation - subject to obtaining the necessary planning consent.

Features include a wealth of wooden beams, open fireplaces and herringbone parquet flooring. In addition there is ample parking, a detached double garage and pretty gardens with a stunning brick pergola adjoining the house.

The property is accessed via a side entrance porch which leads to a 21ft sitting room with a brick fireplace, triple aspect and a feature staircase. The informal dining room is divided by a beamed partition, with one side of the room used as a seating area. The kitchen leads off the dining room, with a further porch leading to the garden at the rear. An alternative front entrance leads via a hall with a further staircase, to the formal dining room with a dual aspect and a ground-floor shower room.

The first floor comprises four bedrooms, the principal featuring a vaulted ceiling with wooden beams and ample eaves storage. In addition there is a family bathroom.

The cottage is set back from the lane behind established hedging with a wooden gate leading to a gravel driveway with parking for several vehicles. Outbuildings include a detached double garage, two sheds, two summerhouses and a greenhouse.

The gardens wrap around the cottage, facing south to the side and include lawn areas with established trees and borders. There is a spacious terrace leading directly from the property with a feature pond and a pretty vine growing over a pergola with brick pillars.



**Services**

Mains water, electricity, gas and drainage. CALOR GAS central heating.

Tenure

Freehold

Local Authority

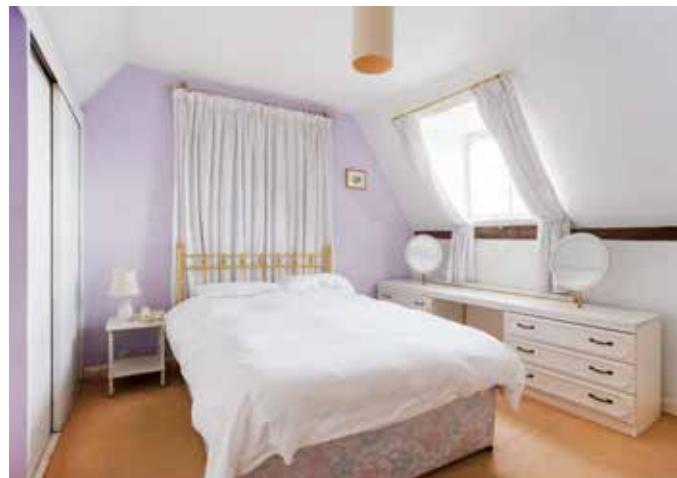
Malvern Hills District Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = F

Viewing

Strictly by appointment with Savills.



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Approximate Area 175.6 sq m / 1890 sq ft

Outbuildings 65.7 sq m / 707 sq ft

Total 241.3 sq m / 2597 sq ft (Including Garage)

Contact

Savills Cheltenham

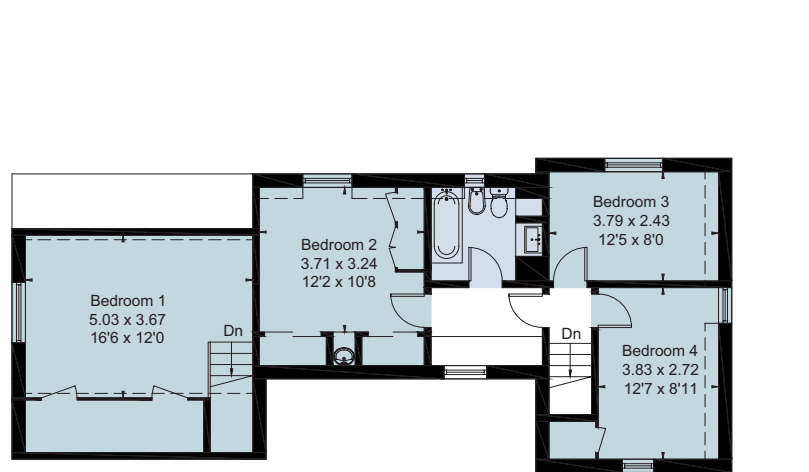
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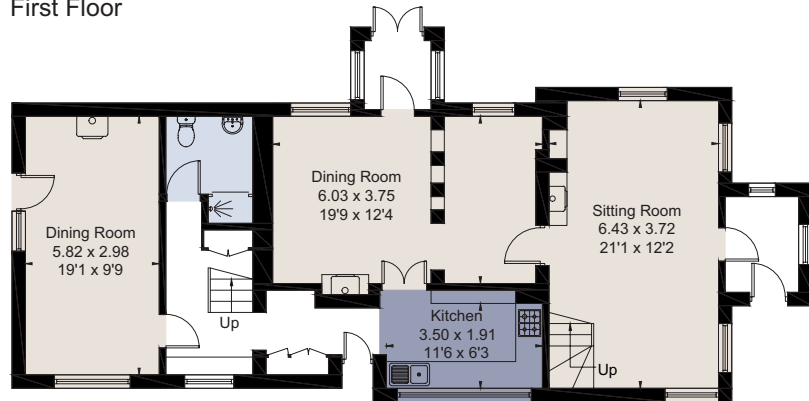


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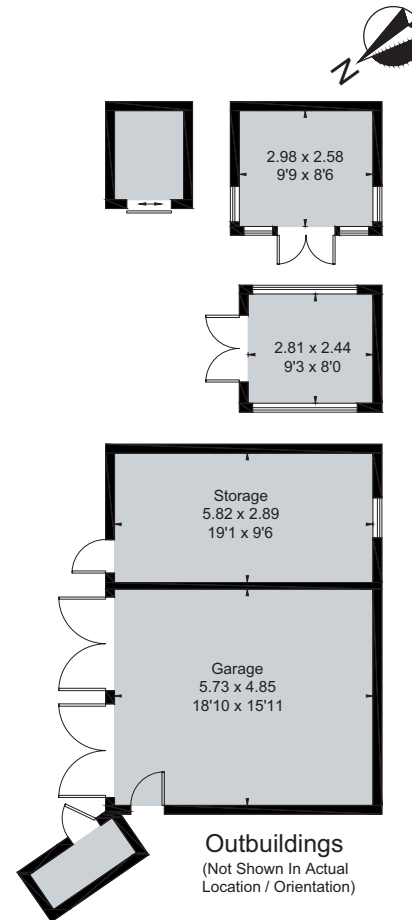
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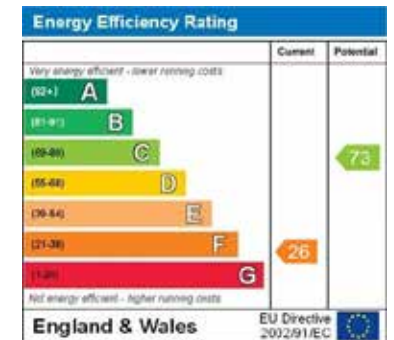
First Floor



Ground Floor



Outbuildings
(Not Shown In Actual
Location / Orientation)



For identification only. Not to scale. © 2200921SH

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