



A detached house in a glorious location with superb views

The Rushleys, Rushley Lane, Winchcombe GL54 5JE

Guide £800,000 Freehold

savills

Entrance hall • sitting room • dining room • kitchen
• pantry • utility/boot room • cloakroom • extensive
cellars • two bedrooms (previously three) • bathroom
• brick built outhouse • ample parking • large, partially
walled gardens • in total 0.85 of an acre

Situation

The Rushleys is situated in a lovely peaceful position in Rushley Lane, a quiet backwater away from the main thoroughfare through Winchcombe, surrounded by open countryside and bordering the Sudeley Castle Estate. Winchcombe is an ancient Saxon town with an excellent range of day to day facilities including independent shops, inns and restaurants (including one with a Michelin star), doctors and dentists' surgeries and library as well as primary and secondary schools. Within about seven miles is the Regency spa town of Cheltenham with the well known festivals it holds including the National Hunt racing at the famous Prestbury Park racecourse. The popular town of Broadway is about eight miles away. Beautiful rolling countryside is all around, offering endless walking and riding opportunities and there are golf courses at nearby Cleeve Hill and Broadway.

Description

This is a charming detached house, built in Cotswold stone under a stone tiled roof, thought to be around 150/200 years old. The property is part of and is being sold by The Sudeley Castle Estate. The property would now benefit from modernisation and

upgrading but has great scope for extension (subject to the necessary consents) or developing further. The accommodation is particularly light, many rooms having double or triple aspects, with high ceilings, original leaded light windows (some with secondary glazing), exposed floorboards and several working fireplaces.

The accommodation is mainly over two floors, with reception room rooms either side of the entrance hall, both with working fireplaces and high ceilings. There is an inner hall with a walk-in pantry, and a kitchen to the rear, with fitted floor and wall cupboards and a window overlooking the rear gardens. A rear lobby leads to a cloakroom and a utility/boot room with door out to the gardens. Off the entrance hall is a staircase down to the cellars (see floorplans for layout and sizes). On the first floor a landing, with storage cupboards, leads to the main bedroom, which used to be divided into two. This room has a triple aspect with a vaulted ceiling and a fireplace, plus a second door back onto the landing. There is a second bedroom with a double aspect and a large bathroom with separate shower and bath, and windows to the side and rear, and a feature fireplace.





Outside there is a brick built store and chicken coop, and external steps down to the cellars. The gardens surround the property and are mainly level, laid to grass and in part are enclosed with lovely red brick high walling.

The property sits well back off the village lane with a driveway and lawned gardens to the front.

The house enjoys 360 degree views to the surrounding hills across open countryside.

The property is offered with no onward chain.

Services

Mains water and electricity. Propane Gas fired central heating. Private drainage.

Local Authority

Tewkesbury Borough Council.

Tenure

Freehold

Council Tax

Band G

Energy Performance

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

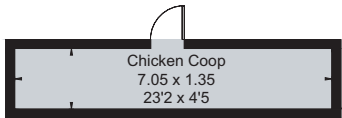
Viewing

Strictly by appointment with Savills.

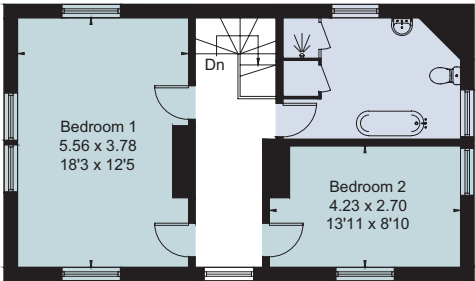


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Approximate Area 138.5 sq m / 1491 sq ft
Cellar 68.7 sq m / 739 sq ft
Outbuilding 9.5 sq m / 102 sq ft
Total 216.7 sq m / 2332 sq ft (Excluding Shed)

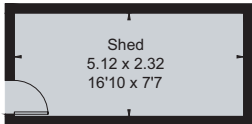
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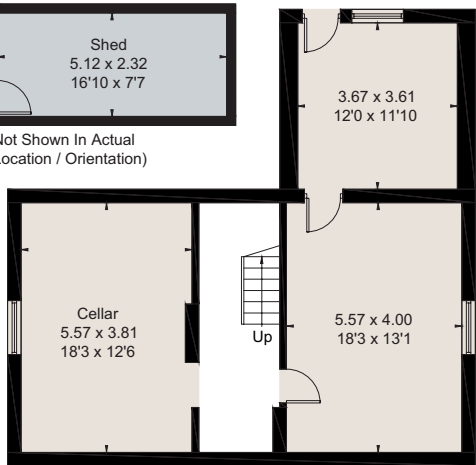
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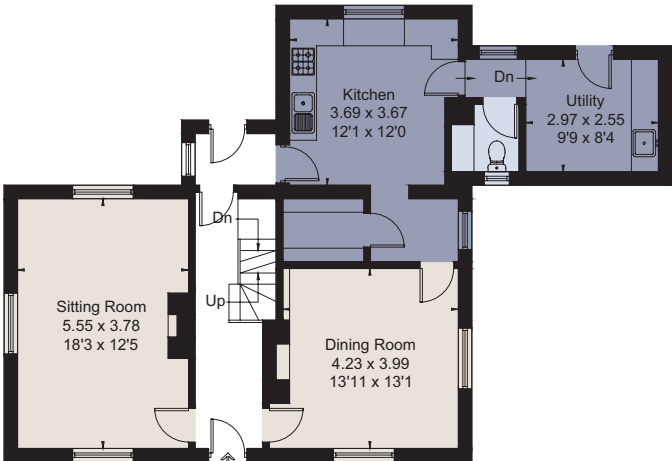
First Floor



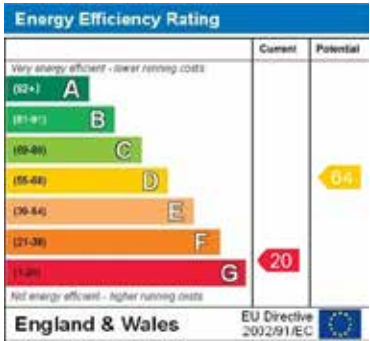
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Cellar



Ground Floor



For identification only. Not to scale. © 221201AM

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