

WELLINGTONIA HOUSE

CHURCH END, BUSHLEY, GLOUCESTERSHIRE, GL20 6HT



WELLINGTONIA HOUSE

Located in this classic picturesque village Wellingtonia House, the former vicarage to the nearby Parish Church, is Listed Grade II and enjoys beautifully presented accommodation retaining a wealth of character, set in a stunning mature garden approaching three quarters of an acre.

- Recessed porch and solid oak door leading into the reception hall
- Drawing room, dining room and snug all enjoying pretty fireplaces and outlooks over the gardens
- Kitchen/breakfast room with Aga and stable door leading into an attractive cottage garden
- Study, utility room, cloakroom and double doors to useful cellarage with wine bins
- Four first floor double bedrooms and two bath/shower rooms including guest suite
- Four/five secondary bedrooms some of which are interconnecting and are approached by two separate staircases
- Garaging for three cars & one workshop
- Stunning mature gardens including large productive vegetable garden, in all approaching three quarters of an acre

DESCRIPTION

Wellingtonia House is Listed Grade II and dates from 1850 being the former vicarage for the adjoining church. The house has the most beautiful mellow brick elevations and ornamental iron framed lattice windows, stunning internal proportions and a wealth of character. The accommodation flows beautifully and is a real classic village family house.





SITUATION

Located in a very quiet position next to the Parish Church of St. Peter, Wellingtonia House adjoins open fields in the small rural village of Bushley. On rising ground above the River Severn within a few minutes' drive of the much respected Bredon School, the old market town of Tewkesbury is within a five minute drive and offers a wide range of local amenities whilst the larger centres of Malvern, Cheltenham and Gloucester are all within comfortable driving distance and offer an excellent choice of schooling. Junction 1 of the M50 gives excellent access to the motorway network.

GENERAL INFORMATION

Services:

Mains water, electricity, oil fired central heating and private drainage are connected to the property.

Local Authority:

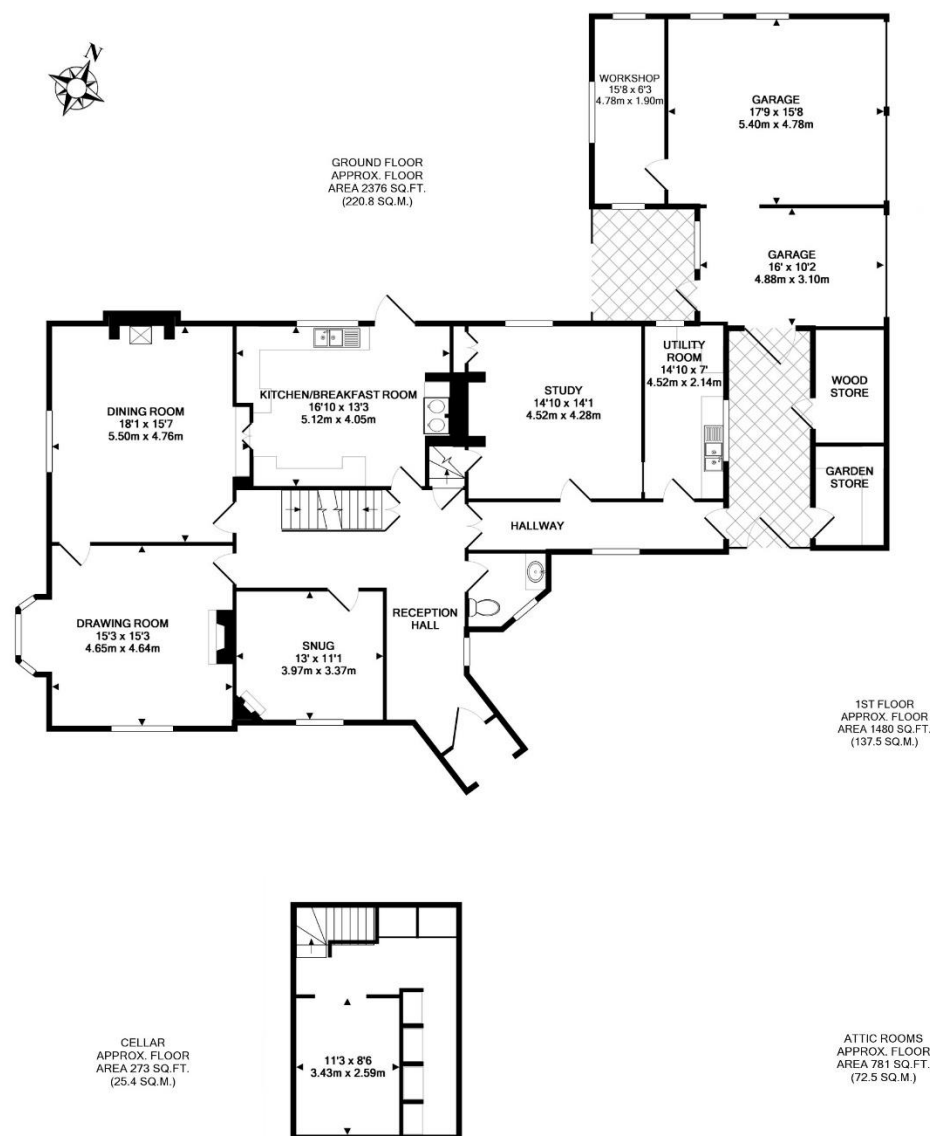
Malvern Hills District Council: 01684 862151.

Council Tax Band: G - £2,711.31 pa. (2018/2019).

VIEWINGS

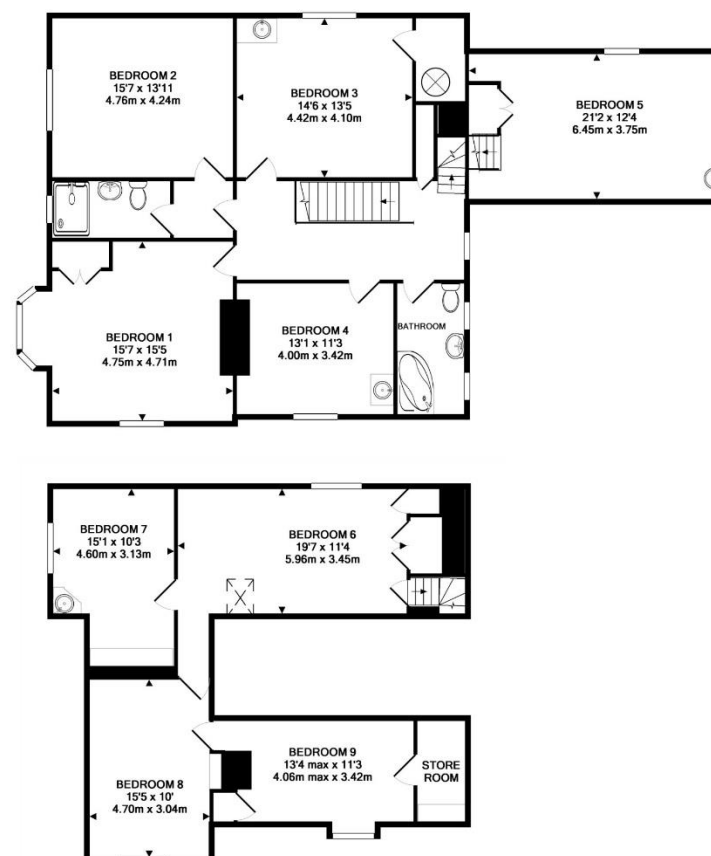
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.





TOTAL APPROX. FLOOR AREA 4910 SQ.FT. (456.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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