

# Tintern House, Chapel Lane

Westmancote, GL20 7ER

**Perry Bishop**  
and Chambers

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**Guide Price £950,000**



# Tintern House, Chapel Lane

## Westmancote, GL20 7ER

 5 Bedrooms

 3 Bathrooms

 4 Receptions

 EPC Rating: C

### Key Features

- Substantial detached family home in a village setting
- Five bedrooms
- 1.5 acres of mature gardens and grounds
- Spacious fitted kitchen/breakfast room
- Master bedroom with en suite
- Approached via a large driveway
- Home office/potential self contained accommodation
- Sitting and dining rooms

Tintern House is a substantial, modern property set centrally within a delightful, private and mature plot which in total extends to circa 1.5 acres. Predominantly made up of formal gardens which offer the potential for the creation of a tennis court, swimming pool or the like if so desired.

Approached over a large gravelled driveway the property is set back from the small country lane within the charming Bredon Hill village of Westmancote which is located very conveniently for easy access to Cheltenham, Worcester, Tewkesbury and the M5 motorway.

Offering well-proportioned light and airy accommodation of 3116sq ft. which has been re-modelled and extended by the current owners and in brief comprises a welcoming reception hall, a dual aspect sitting room with wood burner offering a leafy outlook with double doors which lead through to a dining room with patio doors which offer views and lead into the garden. Further double doors from the dining room open into a most fabulous kitchen/breakfast room fitted with a range of extensive units, with space for a table and chairs which provide super views over the garden. On the ground floor

there is also a family room which leads off the kitchen, a cloakroom, downstairs study/snug and a utility room with a door to garden.

On the first floor the landing gives the feeling of space and provides access to five bedrooms, two of which are en-suite. The master bedroom with walk-in wardrobe, lies to the rear of the property and overlooks the landscaped gardens with views to distant hills. There is also a family bathroom with a separate shower cubicle.

Further benefits of this rather impressive country house include a double garage which has been converted to provide a gym/games room, the doors have been maintained and could easily be converted back if desired. Above there is a home office which is accessed via the house and also most usefully via a separate external staircase. This area has the potential to create self-contained accommodation maybe for a teenager, parent or even air b&b. The property is warmed by gas fired central heating and is also double glazed.





## The Gardens and Grounds

Amounting in all to about 1.5 acres the gardens are a fabulous and private feature of this delightful family home. To the front the large driveway provides ample parking and is bounded by a dry stone wall, lawn and a variety of mature trees and shrubs.

To the rear of the property there is a large patio directly behind the kitchen which is bounded by a dry stone wall with steps leading up the main lawn which has a most impressive decorative beech hedge dividing from the other part of the garden. The current owners have created a walk way through the hedge which gives a super view from the house up the garden to the distant hills beyond.

There is also a further patio area with a most charming Breeze House to make the most of those summer evenings and al fresco dining.

The top section of the garden is predominantly laid to a large expanse of lawn ideal for the creation of a tennis court or maybe even an outside swimming pool if desired.











## Location & Amenities

Westmancote was once a medieval village and now a thriving community with many footpaths for excellent walks.

Westmancote is a designated area of outstanding natural beauty and an ideal place to begin a walk to the summit of Bredon Hill.

The village is set in a peaceful rural location approximately four miles away from Tewkesbury and within easy access of Cheltenham, Gloucester and Worcester. There are good bus routes and rail connections in the area.

### Directions

From Cheltenham proceed north past the racecourse and the ring road around Bishops Cleeve. Continue towards Evesham on A46 filtering left for M5 shortly after Oxenton. At the end of the winding road proceed through the traffic lights towards Aston on Carrant, staying on this road continue through Kinsham until reaching Bredon. At the t-junction turn right signposted Westmancote and continue for about a mile before turning left into Westmancote. Continue along for several hundred yards turning second left in to Chapel Lane and Tintern House will be found on the right after a short distance.

### Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

Wychavon District Council

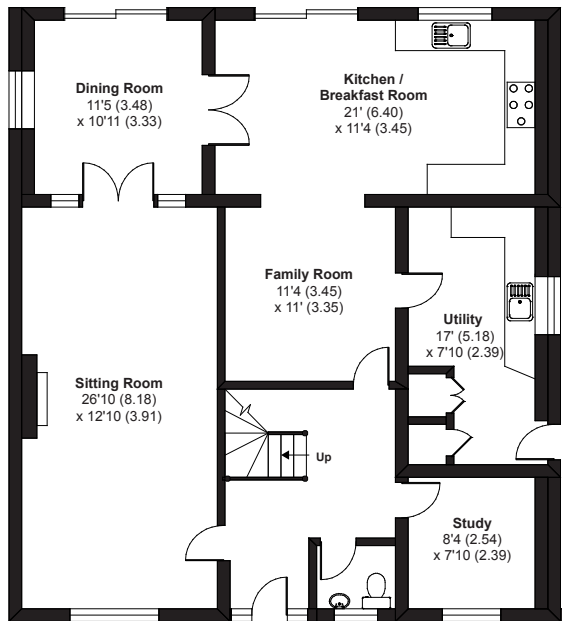




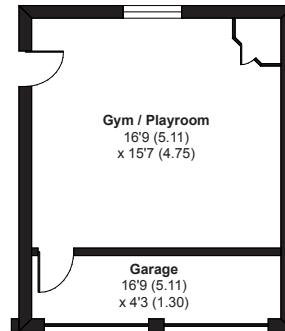


# Chapel Lane, Westmancote, Tewkesbury, GL20

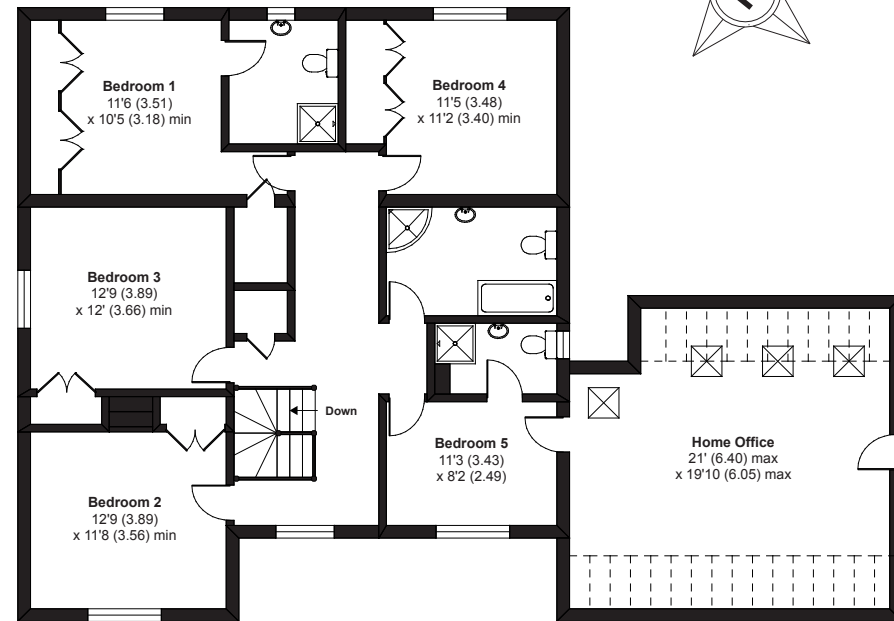
APPROX. GROSS INTERNAL FLOOR AREA 3116 SQ FT 289.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





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