

MEREDITH

Tibberton • Gloucestershire



STEVE GOOCH
classic & country
COLLECTION







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Tibberton • Gloucestershire

**AN IMPRESSIVE AND SUBSTANTIAL
GRADE II LISTED VICTORIAN COUNTRY MANOR HOUSE**

THE ESTATE

**VICTORIAN OPEN PORCH • IMPRESSIVE RECEPTION HALL • LIVING ROOM
SITTING ROOM • DINING ROOM • ORANGERY
STUDY • MUSIC ROOM**

**KITCHEN/BREAKFAST ROOM • COLD ROOM
BUTLERS PANTRY • BUTLERS PARLOUR**

BOOT ROOM • GAMES ROOM/CELLAR

**MASTER BEDROOM SUITE • 8 DOUBLE BEDROOMS • GUEST SUITE
LAUNDRY ROOM • 2 PLAYROOMS/FURTHER BEDROOMS**

DETACHED COTTAGE • SELF CONTAINED APARTMENT

**TRADITIONAL OUTBUILDINGS & STABLES
UNINTERRUPTED VIEWS TOWARDS MAY HILL**

**GARDENS & GROUNDS OF 14.5 ACRES
FREEHOLD**

ASKING PRICE £2,350,000

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www.stevegooch.co.uk





TIBBERTON

Tibberton nestles in peaceful countryside with the Wye Valley, Cheltenham Spa and the Cathedral Cities of Gloucester, Hereford and Worcester all being within easy reach. The village is situated close to the historic market town of Newent which offers an excellent range of facilities for everyday living including supermarket, bakery, delicatessen and butchers. There are also Churches, health, sports and community centres and a library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing. There is easy access to the M50 at Junctions 2 & 3 for connection to the M5 linking up to the Midlands and Wales and, in the other direction the M5 going to Bristol and the west country via the national motorway network.



IMPRESSIVE ENTRANCE HALL

Original Victorian tiles, staircase with original oak handrail and balustrades, original radiator, cast radiator, side aspect picture window with shutters



CLOAKROOM

White suite comprising high level wc, pedestal wash hand basin, wall mounted chrome heated towel rail, stripped wooden flooring, side aspect frosted window.

LIVING ROOM 19'08 X 13'11

(5.99M X 4.24M) Original Victorian stone open fireplace, slate hearth, tv aerial point, original oak flooring, radiator and decorative coving, side aspect window, attractive picture window with original shutters overlooking the gardens with views towards May Hill.

DINING ROOM 22'09 X 14'10

(6.93M X 4.52M) Original stone fireplace with William Wedderburn insignia, tiled hearth and backing, housing an original Victorian wood burner, original radiator and decorative coving, triple bay stone mullion windows with original shutters and views towards May Hill.

ORANGERY 23' X 16'03(7.01M

X 4.95M) Added in 1900, south and west facing, double glazed within the original frame, insulated slate roof, terrazzo floor, multi fuel wood burner, french doors overlooking seating area.



STUDY 14'10 X 13'10 (4.52M X

4.22M) Original stone fireplace with cast decorative insert, original radiator, flooring and decorative coving, front aspect window with original shutters.

MUSIC ROOM 32' X 19'01

(9.75M X 5.82M) Dating back to 1898. Impressive mahogany and stone open fire, Victorian open wood burner, solid oak suspended floor, high level stained glass stone mullion windows, former family crests and window seat, original hand painted wall panels and Old English scripting on original coving.

BUTLERS PANTRY Fitted storage cupboard, roof light and reinforced double glazed roof light for maintenance access.

LOBBY Secondary stairs to the first floor, door to cellar, original tiled flooring, door to the courtyard.

BUTLERS PARLOUR 13'08 x 13'04 (4.17 x 4.06) Bespoke range of fitted cupboards with solid rolled edge work surface, Belfast sink with mixer taps, solid door to silver safe with shelving, stripped wood flooring, side and north aspect wooden windows overlooking the gardens.



CELLAR/GAMES ROOM

Via stone steps, second boiler supplying oil fired central heating. Double doors reveal the original coal hole, solid wooden door with glazing, solid wooden external door and side aspect window.

PANTRY The original cold room having original slate slab and tiled flooring, 3 side aspect windows overlooking the courtyard.

HOUSEMAIDS CUPBOARD 6'07 x 4'01 (2.01M x 1.24M) Double doors to Victorian storage cupboard, original tiled flooring, ceiling light, rear aspect window.

KITCHEN/BREAKFAST ROOM
23'10 X 14'11 (7.26M X 4.55M)

Bespoke solid oak units with a range of base and drawer units, moulded granite work surface, double ceramic Belfast sink, solid oak dresser style unit concealing wiring for tv, wifi and telephone, cream 1920's oil fired AGA, circular preparation sink, Zanussi ceramic electric induction four ring hob, electric double oven, integral larder style fridge, integral freezer, Bespoke larder style cupboard, two dishwashers, stripped wood flooring, dual aspect double windows to the courtyard with original shutters.



SITTING ROOM 15'06 X 10'03 (4.72M X 3.12M) Original stone fireplace with open cast insert, original parquet flooring, side and rear aspect windows overlooking the gardens. Decorative and part stained glass door.

GROUND FLOOR SHOWER ROOM Newly fitted white suite with walk-in double shower cubicle with waterfall shower, wash hand basin, wc, ceiling spotlights, extractor fan, tiled flooring.

GALLERIED LANDING Victorian stained glass turret.

MASTER BEDROOM SUITE 17'07 X 13'11 (5.36M X 4.24M) Original stone fireplace, stone mullion arched window above with original shutters, a further double glazed window with shutters overlooking the gardens with views towards May Hill.

BATHROOM 11'04 X 10'09 (3.45M X 3.28M) Bailey's white suite with roll top bath, pedestal wash hand basin, wc, corner shower cubicle, original stone fireplace, window.

DRESSING ROOM 14'10 X 11'5 (4.52M X 3.48M) Original stone fireplace, window with views.



BEDROOM 2 13'09 X 7'10 (4.19M X 2.39M) Original fireplace, original double cupboards with original William Morris wallpaper and shelving, front aspect window.

BEDROOM 3 14'11 X 13'11 (4.55M X 4.24M) Original stone fireplace original fitted wardrobes, front aspect original leaded bay window.

UPPER LANDING Cast radiator, triple heated airing cupboards, two leaded windows overlooking the courtyard and walled gardens.

BEDROOM 4 12'4 X 10'11 (3.76M X 3.33M) Original fireplace, decorative Delft tiles and slate hearth, original double wardrobe, front aspect leaded window.

BEDROOM 5 16'11 X 11'01 (5.16M X 3.38M) Original fireplace, decorative Delft tiles and slate hearth, original storage cupboards, front aspect leaded bow windows.

BEDROOM 6 12'06 X 9'01 (3.81M X 2.77M) Original fireplace, decorative Delft tiles and slate hearth, side aspect leaded window.

SHOWER ROOM White suite with wash hand basin, wc, modern walk in double shower cubicle with a raindrop head, wall mounted mirrors, side aspect leaded windows.

LAUNDRY ROOM Original double doors give access into the airing cupboard which houses the 350 litre hot water storage tank, original stone fireplace, bespoke built in storage having space and plumbing for an automatic washing machine, vent for tumble dryer, stone mullion window overlooking the courtyard.

BEDROOM 7 12'08 x 11'07 (3.86M X 3.53M) Original stone fireplace, original fitted wardrobe, window overlooking the courtyard.

BEDROOM 8 11'02 X 9'02 (3.40M X 2.79M) Original fireplace, side aspect window overlooking the courtyard.





GUEST BEDROOM SUITE 15'07 x 12'00 (4.75M x 3.66M) Original stone fireplace, stone mullion window overlooking the walled gardens. Opening through to:

DRESSING ROOM 15'07 x 8'8 (4.75M X 2.64M) Original fireplace, window overlooking the courtyard.

FAMILY BATHROOM Bailey's white suite with roll top bath with mixer taps, wash hand basin, close coupled w.c., modern p-shaped glazed shower, original stone fireplace, window overlooking the croquet lawn.

THIRD FLOOR:

PLAY ROOM/BEDROOM Exposed wall beams, original window. Door gives access through to attic space having exposed beams.

STORAGE ROOM/OCCASIONAL BEDROOM Exposed beams, A frame, wooden flooring, window overlooking the pastures. Doors gives access through to further attic storage having exposed beams and window.



OUTSIDE

A sweeping gravelled tree lined driveway leads through to a large turning circle centred by an ornate stone fountain, this continues to the side of the property to an area of **OFF ROAD PARKING FOR NUMEROUS VEHICLES.**

The property has beautiful landscaped formal gardens incorporating a large expanse of lawn, kitchen garden, vegetable produce area, orchard, croquet lawn, barn, peach walk, pavilion, fives court, folly, ha-ha, courtyard, patio areas, **VICTORIAN GREENHOUSE** 69'4 x 17'3, outside log store and dog cage with paddocks and pasture land having Victorian restored fencing.



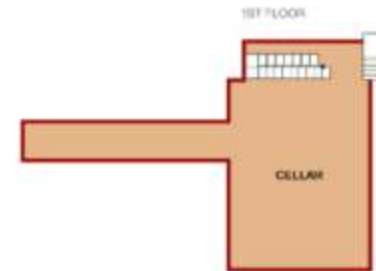
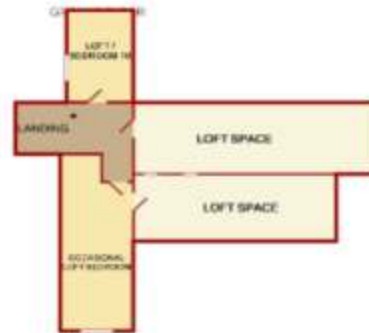
OLD COACH HOUSE A detached cottage comprising kitchen, sitting room, dining room, 4 bedrooms and a bathroom, oil fired central heating, off road parking and gardens.

OLD LAUNDRY A self contained apartment comprising open plan kitchen/living room, bedroom and bathroom having electric heating.

STABLE BLOCK AND WORKSHOP Stables block comprises of three horse bays, large workshop, store room, stable, tack room and garage.



MEREDITH



2ND FLOOR



COTTAGE - FIRST FLOOR



STABLE - GROUND FLOOR



STABLE - FIRST FLOOR

COTTAGE - GROUND FLOOR (OLD LAUNDRY)





SERVICES Mains water, electricity, oil fired central heating and non-mains drainage.

COUNCIL TAX BAND Forest of Dean District Council. Tel: 01594 810000

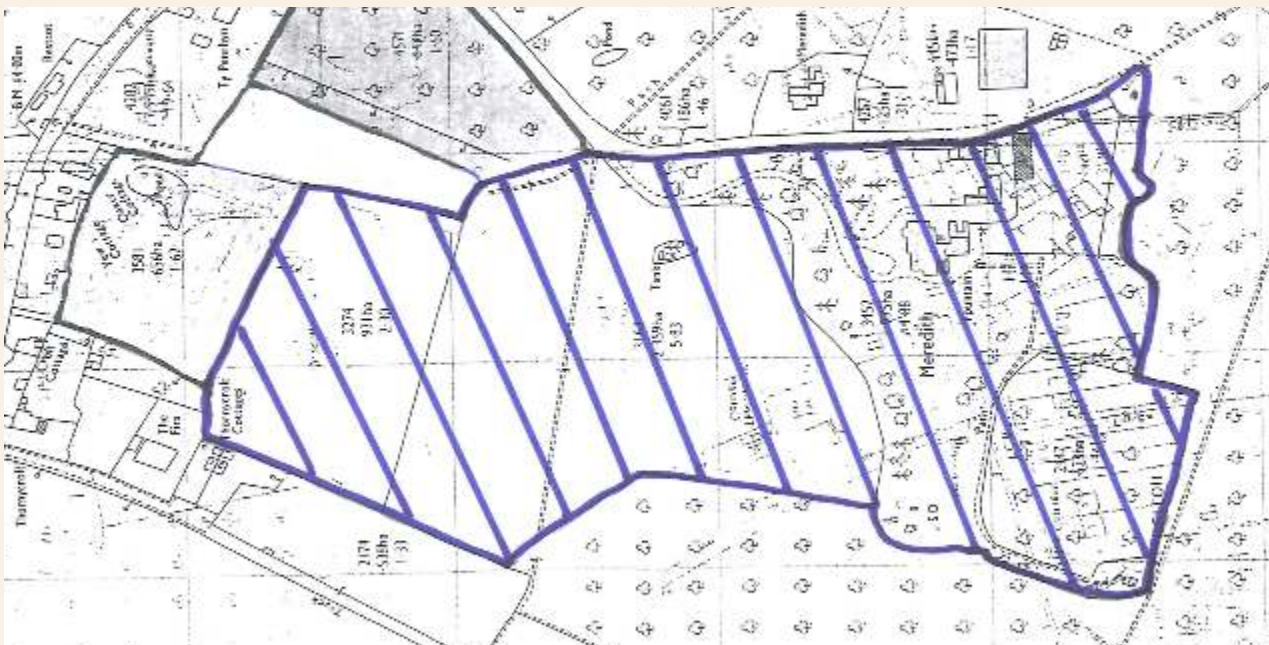
WATER RATES Metered.

DIRECTIONS (GL2 8DZ) From the office proceed to the top of the High Street taking your first right on the B4215 towards Gloucester. Continue along the road for approximately 4-5 miles taking the right signposted Tibberton/Taynton into Buttermilk Lane. Continue along Buttermilk Lane taking the second turning left into Meredith Lane. Proceed along here where a gated access leads to Meredith on the right hand side.

AGENTS NOTE There is a covenant on the land to protect the uninterrupted view of May Hill. There is also a public right of way across the pasture land.

VIEWING Strictly through the Owners Sole Selling Agent, Steve Goch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

PROPERTY SURVEY Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys). 01531 822777





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