



Bridge House

Church Lane, Bentham, Cheltenham GL51 4TZ

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A unique and charming Grade II listed house with a two bedroom cottage attached and set within its own land of around 5 acres comprising mature gardens, an adjoining field, barn and numerous outbuildings.

- Secluded position
- Wealth of character features
- Kitchen/breakfast room & utility room
- Two reception rooms
- Master bedroom with en suite
- Two further double bedrooms (one en suite)
- Adjoining two bedroom cottage
- Barn and outbuildings with huge scope for further development
- Established gardens of two acres (approx)
- Field of three acres (approx) with equestrian potential
- Oak framed Grade II listed dovecote



The Property

Bridge House has been sympathetically renovated with exceptional care and meticulous attention to detail to preserve the original integrity, charm and character of this idyllic home. Original features include exposed beams throughout, an exposed A frame in one of the bedrooms and an inglenook fireplace.

The house is entered through a wooden part glazed front door into the entrance hall with quarry stone tiled floor. Of particular note is the wide staircase with wood panelling to one side which leads up to the first floor.

The double aspect sitting room is an inviting room with exposed wall and ceiling timbers and an impressive inglenook fireplace with a substantial oak





beam above housing a wood burning stove. There is an alcove to either side of the fireplace.

The double aspect dining room is an elegant room with exposed beams and the original flagstone floor. To one end is a walk in storage cupboard and a separate built in cupboard recessed into the wall. Underneath the window looking out across the front of the property is a window seat making the perfect spot to enjoy views out across the garden.

To one wall there is a brick surround fireplace with an oil fired stove inset.

A door from the dining room leads into the double aspect kitchen/breakfast room which really is the heart of this home. The kitchen continues with the flag stone floor and has an excellent range of wall and floor Shaker style kitchen cabinets finished with wooden worktops. An Alpha range cooker finished in cream along with a built in Neff oven are integral to the kitchen and there is space for an American style fridge/freezer.

From the kitchen a door leads into the utility room which has space and plumbing for a washing machine and tumble dryer and external access to both sides of the property along with an internal door leading to the adjoining cottage.

Upstairs the master bedroom enjoys views across the front and rear of the property and the beautiful surrounding countryside. There are a wealth of exposed beams, two built in solid oak wardrobes and an en suite shower room. Off the landing area there are two further double bedrooms, one with an en suite shower room and a family bathroom.

The Cottage

The adjoining cottage has its own entrance leading into the bright and welcoming double aspect kitchen with a stone tiled floor and wall and floor Shaker style cabinets with wood effect laminate worktops. From the kitchen a door leads into the sitting room which has a wealth of exposed beams including an original ships beam gracing one wall. A cloakroom completes the accommodation on the ground floor of the cottage.

Stairs from the kitchen lead to the first floor. The master bedroom is an impressive room with the original exposed A frame making a striking feature. A twin bedroom and family bathroom comprising bath with overhead shower, wash hand basin and low level WC can also be found on this floor.

Grounds and Gardens

Bridge House is set within its own island of land within a lovely plot. The house is approached via a gravel driveway where there is parking for several cars and a gravel footpath leads up to the front of the property. Sitting





adjacent to the footpath are the two barns. The main barn is a large construction with double wooden doors and an exposed A frame. Although the barn is used for storage by the current owners there are plans drawn up for conversion and could easily be turned into further living accommodation or a holiday cottage. Please note no applications to date have been made for planning permission.

The lower barn is particularly charming with its exposed stone walls and ornate ceiling beams.

Between the house and the barns a derelict pig pen has been lovingly restored and converted into a delightful secluded patio area. To the far side of the cottage stands the building that was once the milking shed and this also has plans drawn up for conversion.

The pretty established cottage style garden wraps around the house and is predominantly laid to lawn with mature borders and a wide variety of fruit trees including medlar, quince, apple and Perry pear to name but a few. A rose arch graces the front lawn and in one corner of the garden sits a dew pond which is home to an abundance of wildlife including; frogs, toads, dragonflies, ducks and moorhens.

Of particular historic note is the 16th century, grade II listed oak framed dovecote which is believed to be one of only two of its type in Gloucestershire. There is also a kitchen garden comprising a vegetable patch, raised beds and a fruit cage.

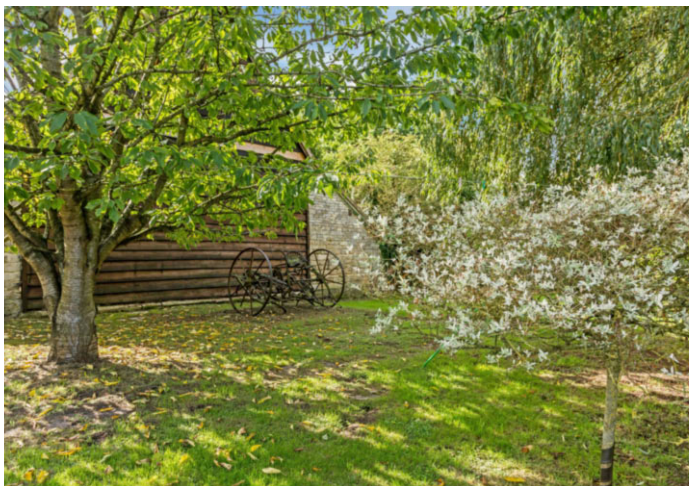
A five bar gate leads from the gardens into the three acre (approx) field which would make an excellent equestrian facility thanks to its many entrances.

Situation

Bridge House is set within a designated Area Of Outstanding Natural Beauty (AONB) in the hamlet of Bentham, which provides a tranquil setting enjoying beautiful views of Leckhampton Hill, Crickley Hill and the Malverns, whilst being in easy reach of the larger towns of Cheltenham, Cirencester and Gloucester.

There are an excellent choice of state and private schools including Pates Grammar School, Cheltenham Ladies College, Cheltenham College and Dean Close.

Communication links are very good with easy access to the M5 and the M4 and A40 to London. There are train services direct to London Paddington, Bristol Parkway and Birmingham New Street from Cheltenham Spa, short haul flights from Gloucestershire airport and international flights from Bristol, Birmingham and Cardiff.





Approximate Gross Internal Area = 284.7 sq m / 3064 sq ft
 Garage / Store / Barn = 133.2 sq m / 1434 sq ft
 Dovecote = 8.8 sq m / 95 sq ft
 Total = 426.7 sq m / 4593 sq ft



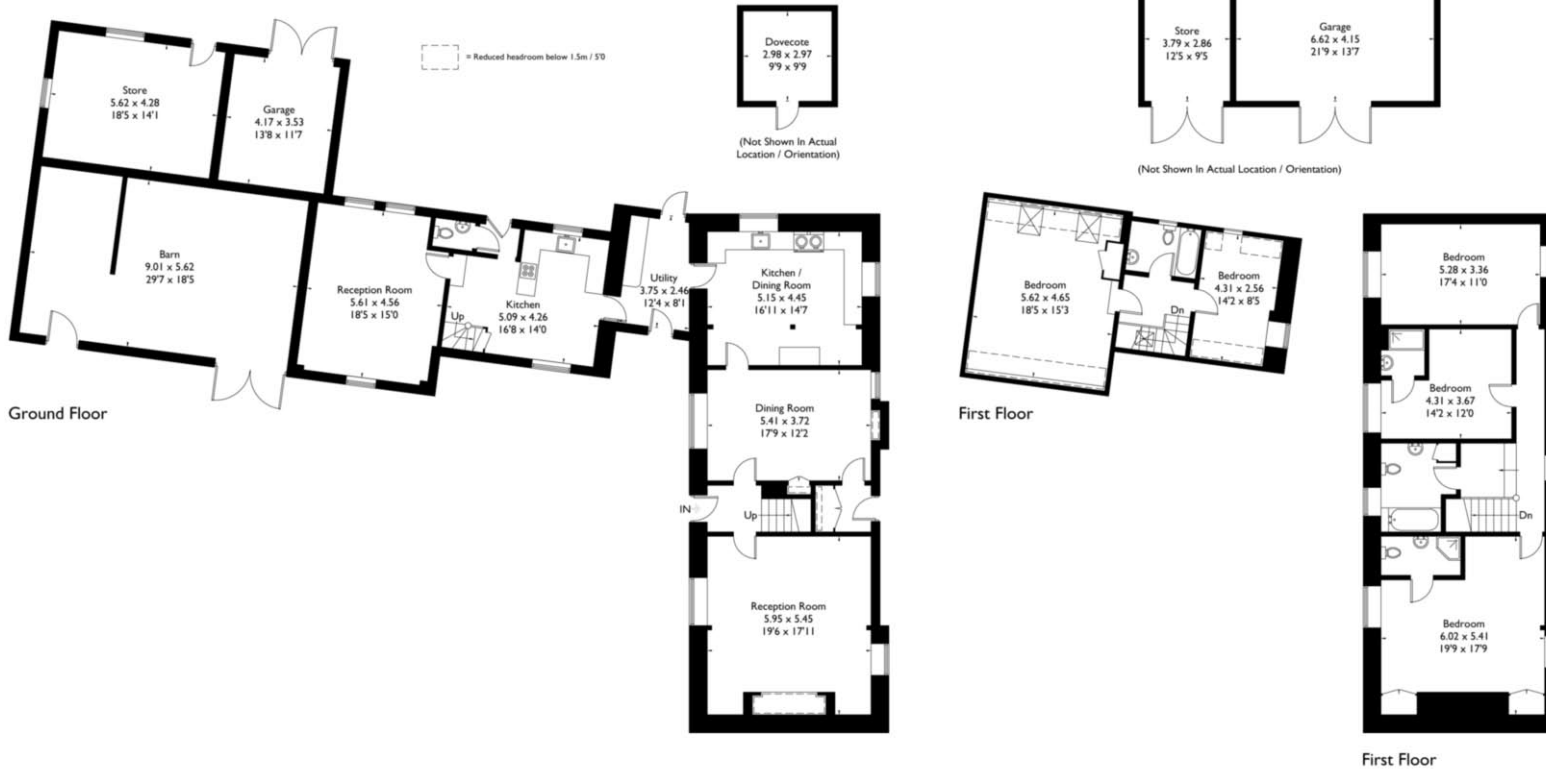
Tenure
Freehold

Services

Mains Water, & Electricity
 Oil Fired Central Heating
 Private Drainage

Tewkesbury Borough Council
 Council Tax Band G

EPC - Exempt



FLOORPLANZ © 2016 0845 6344080 Ref: 174913

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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