

NOTCLIFFE HOUSE

DEERHURST • GLOUCESTERSHIRE







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Cheltenham 7 miles • Gloucester 9 miles • Cirencester 26 miles • London 110 miles • M5 6 miles (Junctions 9 and 10)
(Distances approximate)

A striking Grade II listed Georgian house with magnificent surrounding views.

Accommodation

Reception hall • Drawing room • Sitting room • Family room • Games room • Kitchen/breakfast room

Laundry • Boot room • Utility room • Cellars

7 bedrooms • 5 bathrooms

Walled garden • Former swimming pool • Tennis court • Greenhouse
Traditional agricultural yard with extensive potential for development • Views

Approximate gross internal floor area of the main house 7,018 sq ft/652 sq m

In all about 3.28 acres

There is further land available via separate negotiation. Please see land plan on page 14 for more detail.

For sale freehold



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Gloucestershire

- The picturesque village of Deerhurst Walton is situated in the heart of the Severn Vale nearly 9 miles from the Cathedral City of Gloucester and 7 miles from the fashionable Regency Spa town of Cheltenham.
- Set in an elevated position on the edge of the village, the private plot enjoys glorious panoramic views over open farmland to Gloucester Cathedral to the south, the Cotswolds in the east and the Malvern Hills to the north west. Overlooking the River Severn, a short walk down the hill from the village, there is a very popular public house known as the Red Lion Inn. The nearby Cathedral city of Gloucester is renowned for its historic docks, whilst Cheltenham, also known as the heart of the Cotswolds, boasts world renowned schools, excellent recreational facilities, a wide array of shopping, cultural festivals and a variety of restaurants.



A highly regarded local primary school shared with the nearby village of Apperley. Secondary schools at Tewkesbury, Gloucester and Cheltenham. World renowned independent schools to include The Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham, Malvern College and The King's School, Gloucester. Grammar schools include Sir Thomas Rich's and The High School, Denmark Road in Gloucester and Pates Grammar School in Cheltenham.



National Hunt Racing at Cheltenham. Theatres in Cheltenham, Malvern and Tewkesbury. Cheltenham cultural festivals including Jazz, Literature, Food and Science. Sailing club and marina at Tewkesbury. Premiership rugby at Gloucester. Gloucester Cathedral, exhibitions and concerts.



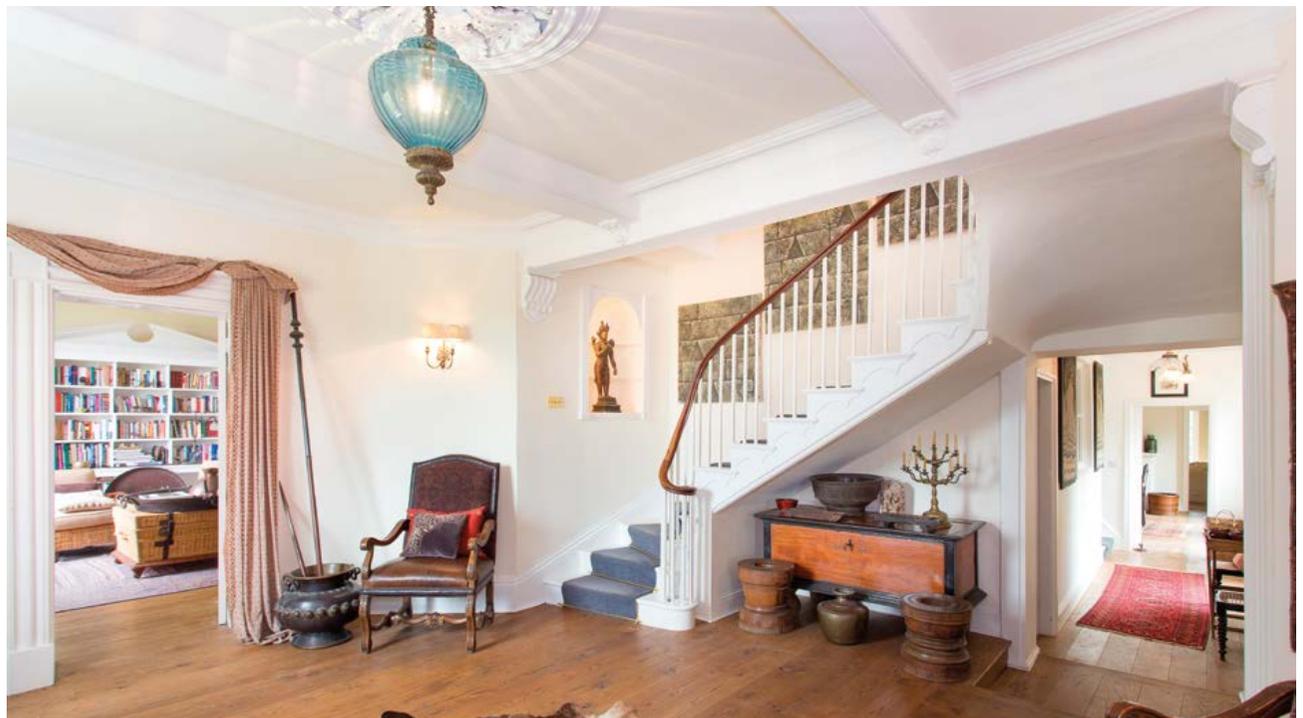
Hunting with the Cotswold Vale Farmers' Hunt. Excellent network of bridle paths and footpaths leading across to the River Severn.



An excellent and varied range of high street and boutique shopping in Cheltenham. Convenience stores in Tewkesbury and the nearby village of Coombe Hill. Gloucester Quays retail outlet park.

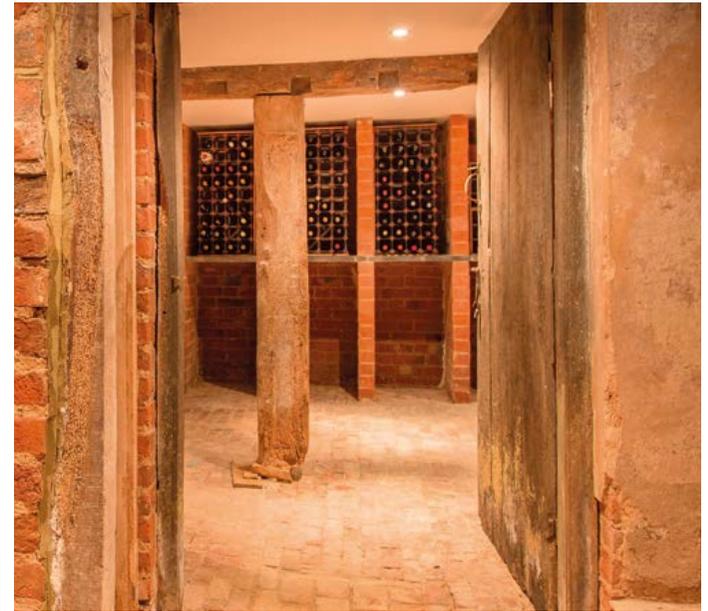


Excellent access to Worcester and Bristol via the M5 (junctions 10 North & 11N&S), the A40 to Oxford and A417 to Swindon. Direct trains to London Paddington, Birmingham New Street and Bristol Parkway from Gloucester or Cheltenham Spa. International airports at Birmingham, Cardiff and Bristol (all approx. 60-80 minutes).



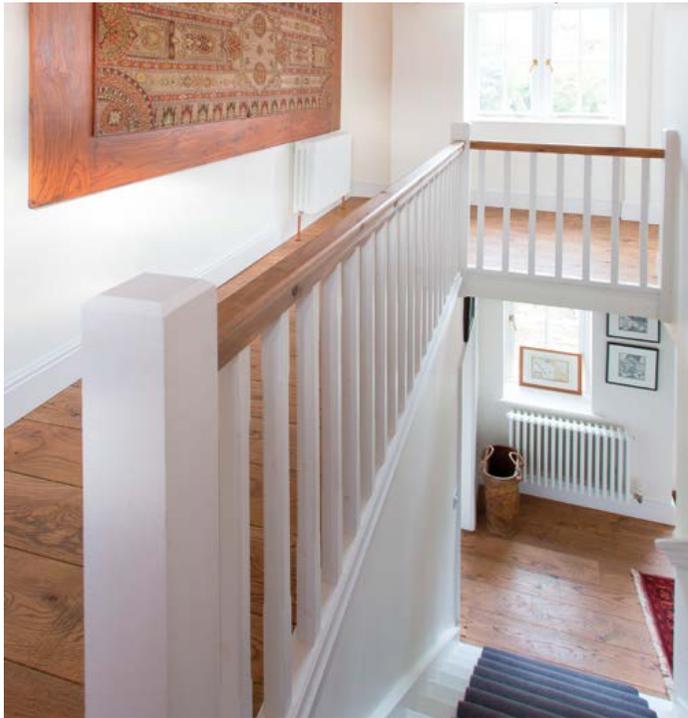






Notcliffe House

- Notcliffe House is a handsome and imposing Georgian family home occupying an elevated position surrounded by mature gardens with exceptional panoramic views over the surrounding countryside. A former farmstead dating to at least the 14th century, today's house is Grade II listed and is believed to date from the late 18th century with 19th century additions.
- Approached via electric gates and a sweeping gravel driveway, the views from the front of the house to the south are of particular note. The house is of brick built with a stucco front relieved by large sash windows with moulded architraves, the front door being framed by a Tuscan portico.
- Arranged over three floors, the house has recently been the subject of a thorough large scale refurbishment and remodelling project that has been finished to an exceptional standard. The house is tastefully decorated, has balanced proportions, flexible reception space and is wonderfully light throughout. The bespoke kitchen is hand-made and the bathrooms mirror the high standard of finish.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



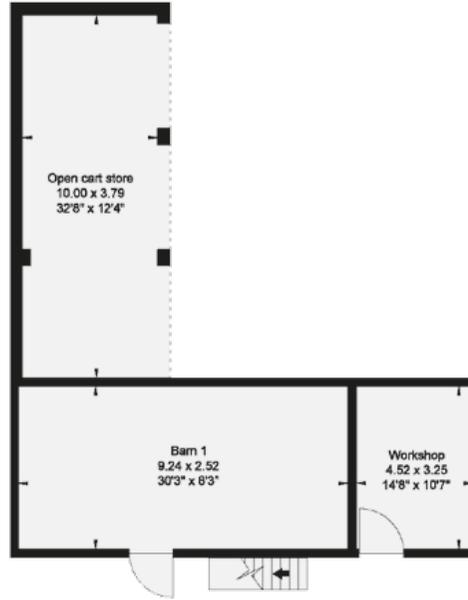
Approximate Gross Internal Floor Area

House: 7,018 sq.ft. / 652 sq.m.
 Outbuildings: 3,671 sq.ft. / 341 sq.m.
 Total: 10,689 sq.ft. / 993 sq.m.

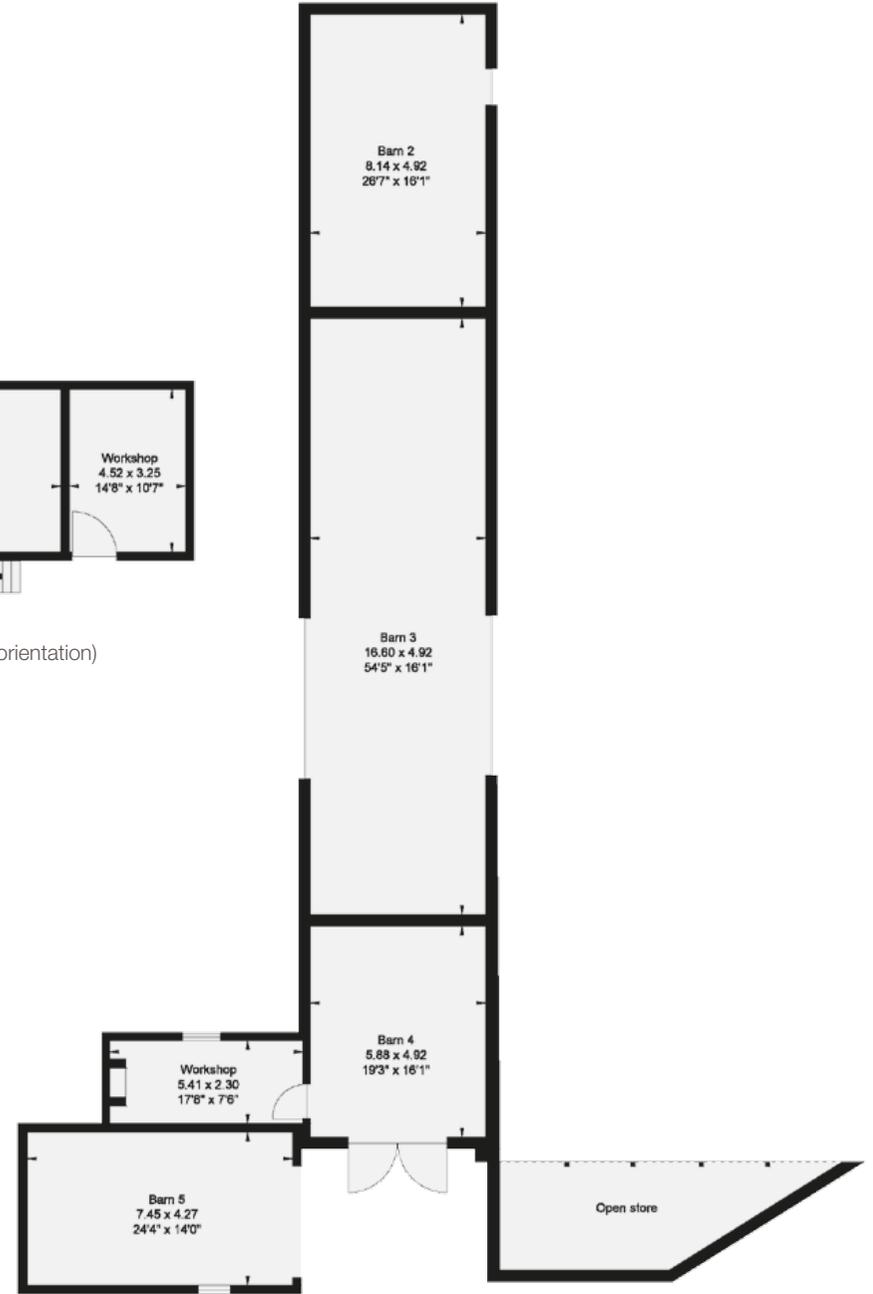




Second Floor



Outbuildings
(Not shown in actual location/orientation)



Outbuildings
(Not shown in actual location/orientation)



Gardens and Grounds

- The main gardens are to the side and rear of the house with good access from the kitchen and the house itself. They consist of areas of lawns, formal walled kitchen garden, mature wooded walks and enclosed courtyards. The walled garden is largely grassed and interspersed with raised beds, herbaceous borders, shrubs, and fruit trees sloping gently towards an unused swimming pool. Beyond the walled garden, a woodland walk leads to the tennis court and back to the courtyard and the front of the house.



Traditional and Modern Farm Buildings

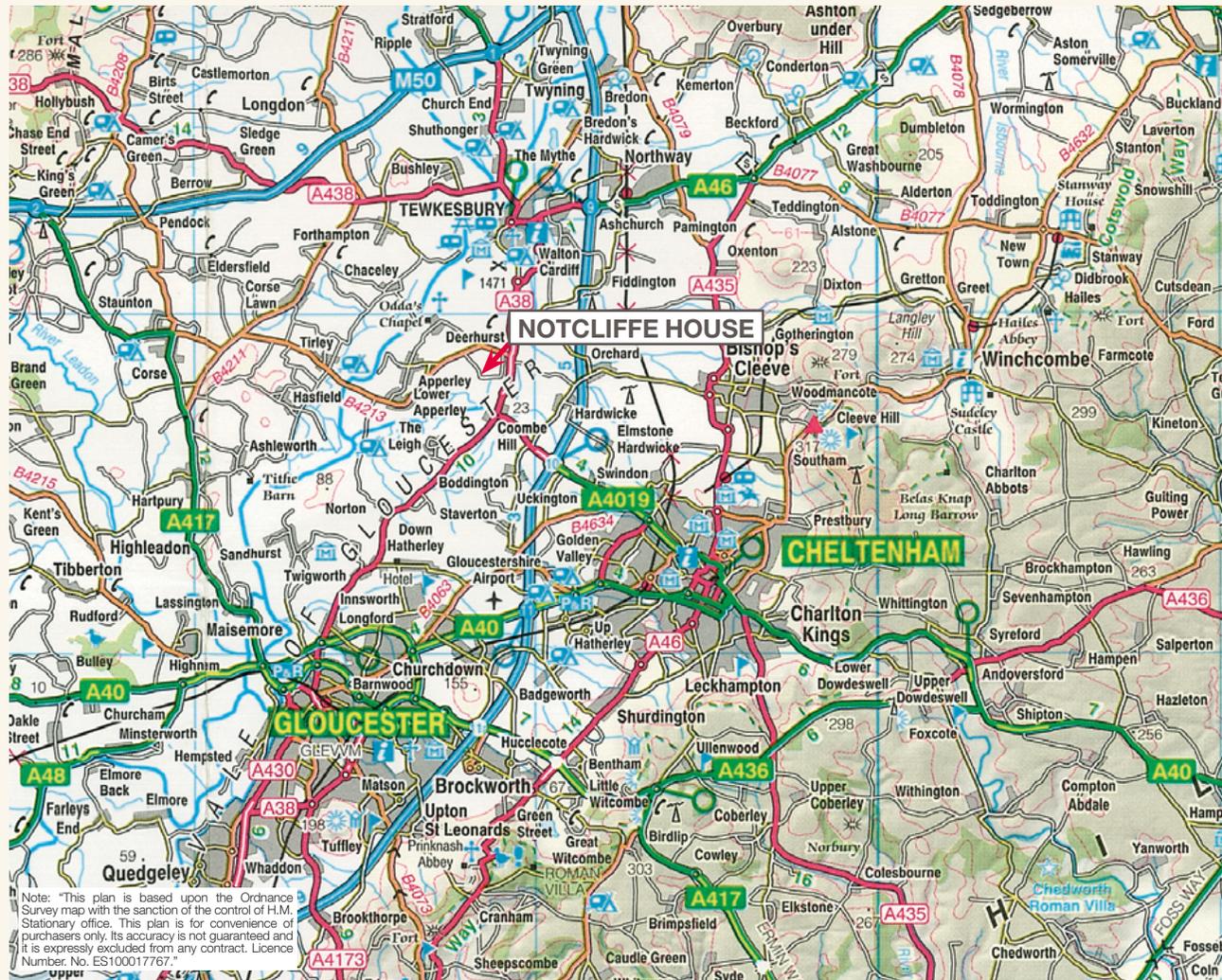
- To the northwest of the house are an impressive and attractive range of traditional farm buildings all of which in the main enjoy the far reaching rural views from their prominent location. All are constructed of brick under tiled roofs and combined, have an extensive footprint offering huge potential.
- Lot 2: Whilst the existing planning consent stipulates the removal of some of the modern additions to the original barns, a five bay Dutch barn and the stable yard will remain. Formally a poultry building, the stables are fitted with Monarch loose boxes, tack and feed rooms, with covered open yards and easy access to the paddocks as shown on the plan and extending to a further 15 acres.

Planning Consents

- Detailed planning consent and Listed Building consents have been granted in October 2016 for the conversion of the traditional red brick agricultural buildings to the west of Notcliffe House. Tewkesbury Borough Council have permitted the conversion of a two bedroom cottage ancillary to the main house, two holiday lets (one 2 bed unit and one 4 bed unit both attached so offering potential to connect subject to the necessary consents), a two storey artist's studio and gallery.
- Tewkesbury Borough Council planning references: 16/0109 & 16/01102 (Grade II Listed Building Ref:1152197). Conversion of redundant farm buildings to form 2nos. holiday cottages. Conversion of former wagon shed to form ancillary accommodation, garaging and storage in connection with the main house. Conversion of old granary building to form ancillary accommodation in the form of artist's studio, gallery with workshop. Demolition of modern additions. Construction of new entrance gates and piers and associated access.

The Land

- Lots 3 & 4 are subject to a Contract Farming agreement which now runs year to year until determined by not less than 3 months notice in writing by either party to the other to expire on the 30th day of September in any contract year.
- Lot 3 extends to 78.44 acres (31.74 ha)
- Lot 4 extends to 39.94 acres (16.16 ha)



Easements, Wayleaves and Rights of Way

The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Local Authorities

Tewkesbury Borough Council. Tel: 01684 295010

Services

Mains water, gas and electricity. Septic tank drainage and gas-fired central heating.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not, are specifically excluded from the sale.

Planning

Notcliffe House is Grade II listed. The property is offered subject to any Development Plans, Tree Preservation Orders, Ancient Monument Orders, town planning schedules or resolutions which are already in existence or which may come into force.

Directions (GL19 4BT)

From Junction 9 of the M5, take the A438 toward Tewkesbury. Turn left onto the A38 towards Gloucester and continue over 3 roundabouts. After approx. 1/2 mile, the road turns to dual carriageway. Turn right at the traffic lights onto the B4213 to Ledbury. Follow the road around a sharp left hand corner. Continue for approx. 1/2 mile and turn left signposted to Deerhurst Walton. Notcliffe House is at the top of the hill on the left hand side, with 2 large white pillars and iron gates.

Viewings

Viewing is strictly by prior appointment with the Selling Agents.



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