

NOTCLIFFE HOUSE

DEERHURST • GLOUCESTERSHIRE







NOTCLIFFE HOUSE

DEERHURST • GLOUCESTERSHIRE

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 • Swimming pool • Tennis court • Greenhouse • Stabling

Traditional agricultural yard with extensive potential for development

Range of modern farm buildings • Woodland • Ponds • Views

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

In all about 18.44 acres (7.5 hectares)

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

For sale freehold



Strutt & Parker

15 Dyer Street, Cirencester Gloucestershire GL7 2PP

Tel: +44 1285 653101

Harry.Sheppard@struttandparker.com

Strutt & Parker

13 Hill Street
London W1J 5LQ

Tel: +4420 7318 5171

Mark.McAndrew@struttandparker.com

www.struttandparker.com



Knight Frank LLP

123 Promenade, Cheltenham,
Gloucestershire GL50 1NW

Tel: +44 1242 246959

Tom.Banwell@knightfrank.com

Knight Frank LLP

55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 1552

Peter.Edwards@knightfrank.com

www.knightfrank.co.uk

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.



This plan is for layout guidance only. 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.



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

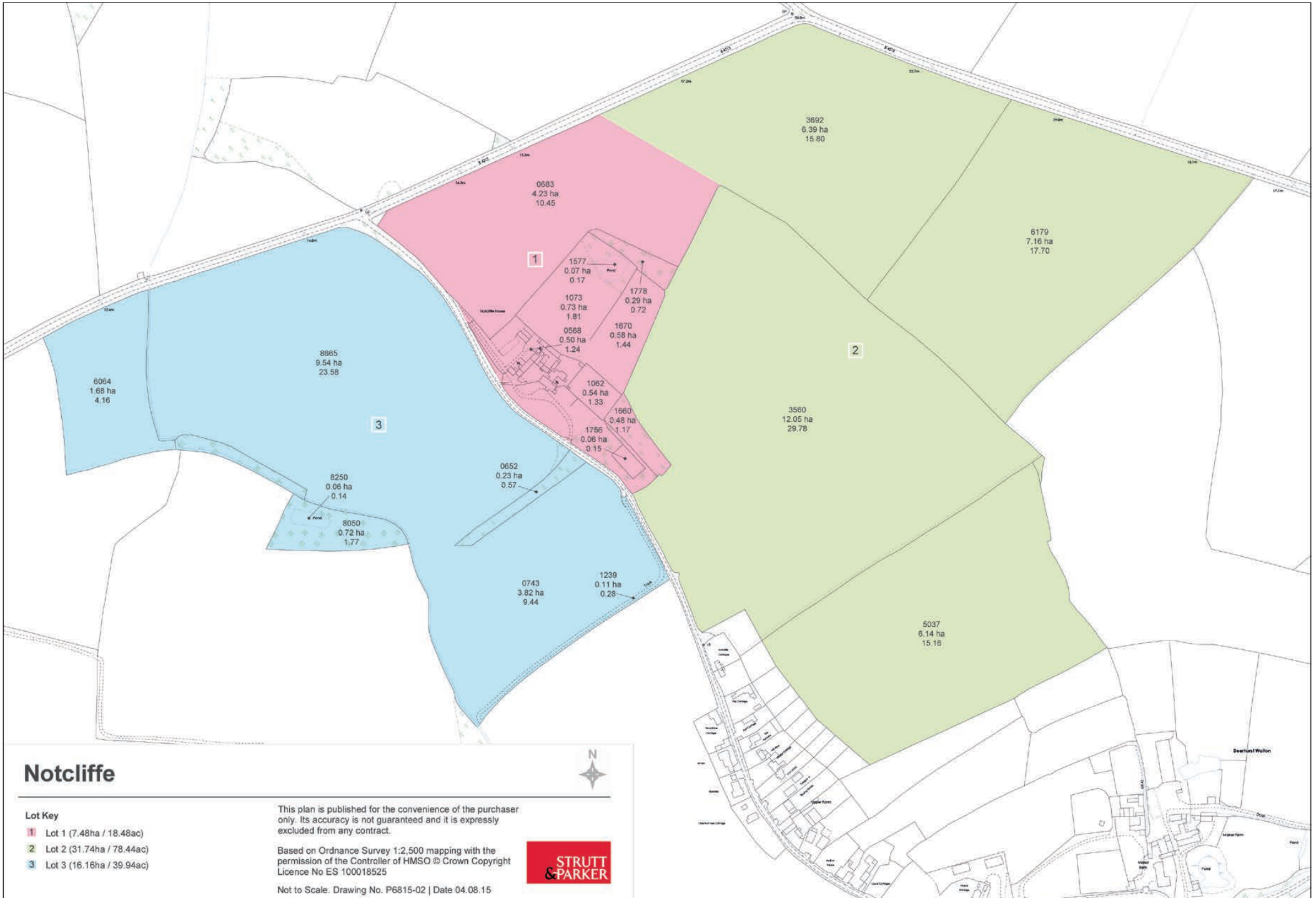
- To the northwest of the house are an impressive and attractive range of traditional farm buildings all of which in the main enjoy the far reaching rural views from their prominent location. All the buildings have the benefit of a separate farm access off the lane, so are therefore very capable of being completely separate from the main house. All are constructed of brick under tiled roofs and combined, have an extensive footprint offering huge potential.
- 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.

Planning Consents

- Detailed planning consent and Listed Building consents have been granted in March 2013 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: 12/01210/FUL & 12/01211/LBC (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 1 & 2 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 2 extends to 78.44 acres (31.74 ha)
- Lot 3 extends to 39.94 acres (16.16 ha)



6064
1.68 ha
4.16

8965
9.54 ha
23.58

8250
0.06 ha
0.14

0652
0.23 ha
0.57

0743
3.82 ha
9.44

1239
0.11 ha
0.28

1

0693
4.23 ha
10.45

1577
0.07 ha
0.17

1073
0.73 ha
1.81

0568
0.50 ha
1.24

1062
0.54 ha
1.33

1660
0.48 ha
1.17

1756
0.06 ha
0.15

1778
0.29 ha
0.72

1670
0.58 ha
1.44

2

3692
6.39 ha
15.80

6179
7.16 ha
17.70

3560
12.05 ha
29.78

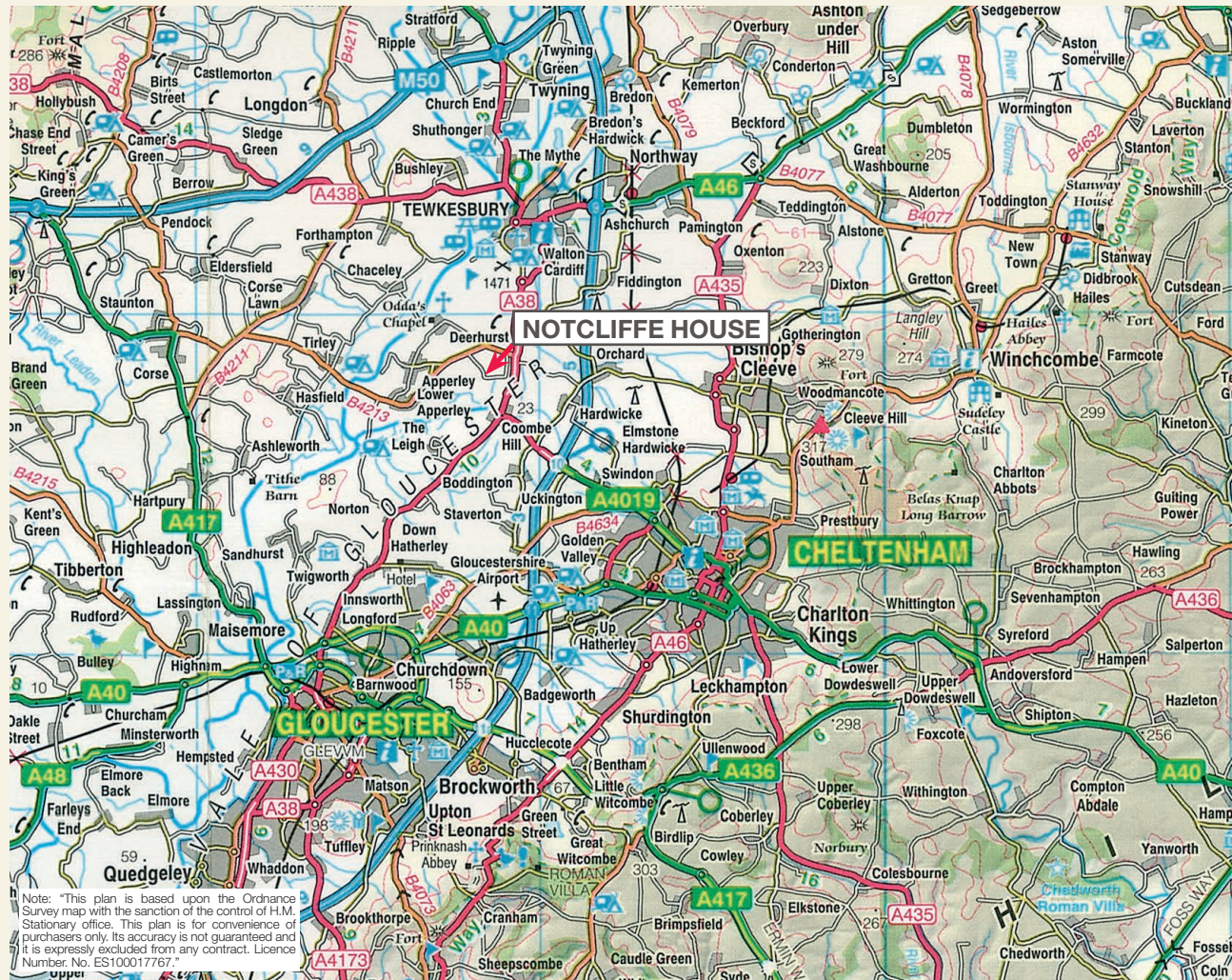
5037
6.14 ha
15.16

Deerhall Walton

Water Farm

Field

Point



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.



Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs: May 2015. Particulars: June 2015. Kingfisher Print and Design. 01803 867087.

