



Tunbridge House | Todenham
Offers in Region of £875,000


DISTINCT
Property Consultants

'This foundation stone was laid Easter Monday 1789' — originally two cottages, this property is a lovely four-bedroom family home in a beautiful rural setting with a delightful garden. Key features include two open fireplaces, a woodburner, limestone floors, wooden doors and a summer house. EPC rating F

- Four Bedroom Character Home
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Utility Room
- Garage
- Summer House
- Parking for Several Cars
- South-Facing Garden 0.34 acres
- Sought-After Location in Conservation Area

The front door opens into the living room which has a large, stone fireplace with a wood-burning, multi-fuel stove. There are two double windows facing south over the garden- the front aspect. Double doors lead through to the dining room which also has an open stone fireplace and two double windows to the front.

Following on from the dining room is the kitchen which contains a walk-in windowed pantry, space for a breakfast table and windows fill the front aspect. There is a sink overlooking the garden, a double Neff oven at eye level, a Samsung induction hob with extractor fan, space for a dishwasher and integrated fridge.

The utility room is off the kitchen. It has a sink and spaces for a large fridge/freezer, a washing machine and separate dryer. There is a wooden drying rack over the sink, plenty of storage cupboards, and a door to the garden with handy coat pegs for outdoor clothing. There is also a cloakroom with toilet and basin; and attic space over the kitchen and utility.



The downstairs has limestone flooring and wooden doors throughout.

Wooden stairs in the sitting room lead to the upper floors. On the first floor are two double bedrooms which overlook the garden featuring built in wardrobes. One bedroom having double aspect windows. The bathroom has a bath and separate shower, a heated towel rail and underfloor heating. The second floor has one double and one single bedroom, also with fitted wardrobes. The upstairs floors are carpeted and have wooden floors and banisters.

The oil-fired central heating was serviced in April 2024.

Outside

The house is approached via a gravelled driveway through a five-barred gate to an area with ample parking for several cars. There is a garage attached to the house, and a coal bunker to the side.

The established, south-facing garden amounts to over a third of an acre and has many fruit trees including several apple, pear, plum and damson. The garden includes a large lawned area, flowerbeds, flowering shrubs and trees, and there is still plenty of room for growing vegetables if desired. There is an outside tap, greenhouse and garden shed.

A notable feature of the property is the summerhouse which could be used as an office or study. It has an electric radiator. There is decking outside and a secluded spot for sitting out and al fresco dining.

Neighbourhood

The property is situated in the village of Todenham where there is a good community spirit.



The open countryside lends itself for attractive walks along its country roads and footpaths.

There are excellent schools in the area covering both state and private schooling for both primary and secondary aged pupils.

The award-winning Cotswold farm shop and butchery is based at Todenham Manor Farm — a family farm with a long history of providing food for the local community, and an ethos of care and sustainability. The café serves breakfast, lunch, teas and snacks.

Cooked over an open fire, the food at the walk-in only Pit Kitchen combines Turkish and Middle Eastern flavours with the delicious street food of London's East End. It can be found at the Old Piggery.

The Farriers Arms is currently being renovated and is expected to re-open as a gastro pub in due course.

Location

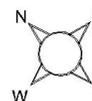
Todenham is off the A429 Fosse Way which leads north to junction 15 of the M40 (19 miles). Three miles to the south is Moreton-in-Marsh which has a train station with services running south-east to Oxford, Reading and London Paddington; and north-west to Worcester and Hereford.

Moreton in Marsh is a charming market town and home to a renowned Tuesday market, is the largest in the Cotswolds. There are a range of shops, pubs, hotels, restaurants and tearooms, as well as doctors surgeries and a hospital.

Shipston-on-Stour is less than four miles away and has a good range of shops, including a Co-op supermarket, home and hardware stores, and a post office. There is also a fitness centre with gym and swimming pool.



Approximate Gross Internal Area
Main House = 1642 Sq Ft/152 Sq M
Garage = 219 Sq Ft/20 Sq M
Summer House = 121 Sq Ft/11 Sq M
Total = 1982 Sq Ft/183 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Attractions in the area include Batsford Arboretum and Falconry Centre (5.5 miles); Sezincote House and Gardens (6 miles); Longborough Festival Opera (6.9 miles); and Hidcote National Trust house and gardens (8 miles).

Situation & Property Information

Freehold
 Council tax band F, Cotswold District Council — £3,080 (2024-25)
 EPC rating F
 Oil Central Heating
 Conservation Area

Viewings

Strictly by appointment only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(56-68) D		64
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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