



Church Lane, Moreton Valence, Gloucester, GL2 7NB

Guide Price £1,150,000

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The Old Vicarage stands sits on level land within its mature gardens with adjoining paddock. A proudly delightful red brick residence boasting much charm and character over 2 floors. There are many period features to include sash windows, exposed floorboards, tall ceilings and some original fireplaces. The ground floor comprises several flexible reception rooms to include an office, sitting room and dining room, also, a kitchen, utility, boot room, downstairs shower room and a pantry.

The property has two staircases which lead to the first floor, where five generously sized bedrooms can be found, four with built-in wardrobes. A family bathroom and a separate toilet complete this floor. Beyond a five bar gate lies a spacious gravelled driveway providing ample parking for many cars. The property's level gardens wrap around the house and are predominantly laid to lawn with mature beds, shrubs and trees that create a beautiful natural landscape. A secure paddock with a wooden stable block provides an excellent space for raising animals. Additionally, a redbrick double garage (former Coach House) is located to the left of the house, offering convenient storage or potential to convert (subject to relevant planning permissions being granted).







#### Amenities

Moreton valence is well positioned for easy access to Bristol (Circa 29 miles), The village of Moreton Valence is lies beneath the Cotswold escarpment where you can enjoy scenic walks and bridle paths with views across to Haresfield Beacon, one of the high points of the Cotswold Hills. Local attractions include sailing and cricket on the nearby Frampton on Severn village green. Local shopping and both state and private schooling is available at Stonehouse circa 3 miles away, with more extensive recreational, education and shopping facilities being available in Stroud, Gloucester and Cheltenham. Main line railway stations are found at Stonehouse, Stroud & Gloucester with services to London (Paddington) & Bristol (Parkway). Whitminster close by, has a wonderful family run independent garden centre which offers various personal gifts, gifts for the garden and a large restaurant cooking home cooked food.

#### Directions

From The M5 Junction 13, head west to join the roundabout on the A38. Once on the A38, head north for a short while, through Whitminster into Moreton Valence. Turn left off of the A38 Bristol Road into Church Lane, The Old Vicarage will soon become visible with the house name on the 5 bar gate.

#### Entrance Vestibule

Sash window, terracotta tiled floor, door to in a hallway and door to study.



#### Study

With sash windows looking onto the paddock and garden, two radiators, book casing set to alcoves, picture rail, ceiling rose.

#### Hallway

Staircase to the first floor, radiator, data rail. Door into the extended hallway, with terracotta tiled floor, radiator, tall archway, second staircase to the first floor with under stairs cupboard, and light.

#### Sitting Room

French doors and sash window onto the garden, two radiators, picture rail, cast-iron open fire to mantle with alcove cupboard and shelving alongside.

#### Dining Room

Bay with sash windows looking onto the rear garden, radiator, window seat, exposed floorboards, picture rail, dado rail, opening to kitchen.

#### Shower Room

With white suite, comprising of a corner shower cubicle, pedestal basin, WC, sash window, heated tail rail, shaver point.

#### Pantry

With marble cold shelf, wall shelving, tiled flooring, sash window to the front.





#### Kitchen Breakfast Room

With a selection of wall and base units with worktops over Belfast sink with mixer tap, range master electric and LPG fired incorporating a double oven and grill, five ring hob and hot plate. Integrated Bosch dishwasher, sash window, radiator, opening to the utility area, pine dresser included.

#### Utility Room 1

Wall mounted storage cupboards, worktops, fridge freezer, floor mounted oil fired boiler, timer, Belfast sink and drainer, sash window to the front, radiator, door to boot room.

#### Boot Room

Window to side, stable door, door to WC, door to secondary utility area.

#### WC

Comprising a WC, wash basin, casement window.

#### Secondary Utility

Plumbing and spaces for a washing machine and tumble dryer, wall and tall storage cupboard, space for an American style fridge freezer.

#### landing

With tall archways and ceilings, sash, window, large, radiator, airing cupboard with hot water cylinder, and a second staircase down to the ground floor.



#### Bedroom

Sash window, built-in double wardrobe with cupboard above, cast-iron fireplace to mantle.

#### Bedroom

2 sash windows, radiator, built-in double wardrobes with cupboards over, radiator.

#### Bedroom

Triple sash windows to the rear garden, radiator, built-in double wardrobes with cupboards over, cast-iron fireplace and mantle, picture rail, dado rail.

#### Bedroom

Sash window to the front, built-in double wardrobe and cupboard over, cast iron fireplace.

#### Bedroom

Sash window to rear, radiator, cast-iron fireplace, built-in double wardrobe with cupboard over.

#### WC

With white suite comprising a WC, pedestal basin, bidet, sash window, radiator.

#### Bathroom/Shower Room

A four piece suite comprises a WC, panelled bath, with telephone style mixer tap, pedestal basin, corner shower cubicle, chrome heated towel rail, shaver point.





## Outside

### Gardens & Stable Block

Gardens surround the house, approached via a five bar gate with long driveway and lawns either side, incorporating a variety of shrub plants and mature trees. A gate to the left leads to the coach house area with oil tank to the right and an area laid to grass and stone chippings. Gates lead to the rear garden which is laid to lawn with a greenhouse and integral brick tool store and LPG gas tank connection for cooking.

The stone driveway provides parking for many cars with grass strip along side in front of the house. A grassed area leads around to the right of the house to meet the rear garden. A gate at the top of the driveway leads to the paddock with stable block, incorporating a loose box, tack-room and open stable with light and power.

### Coach House/Double Garage

With twin up and over doors leading to 2 separate inter-connecting areas. To the left-hand side, an area with light and door into the right hand side, which has light and power and a ship style staircase leading to loft storage with potential subject to building and planning regulations being granted.

### Tenure

Freehold

### Social Media

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### Council Tax Band

Moreton Valence Band G

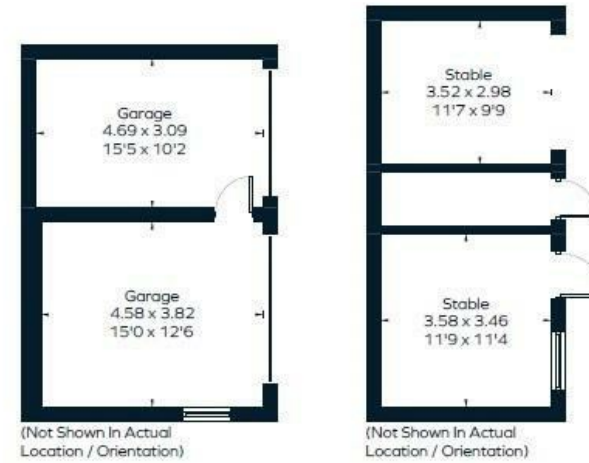
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 272.3 sq m / 2931 sq ft  
Outbuildings = 50.8 sq m / 547 sq ft  
Total = 323.1 sq m / 3478 sq ft  
(Including Garage / Excluding Open Stable)  
Including Limited Use Area (0.6 sq m / 6 sq ft)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
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