

HUNTERS[®]

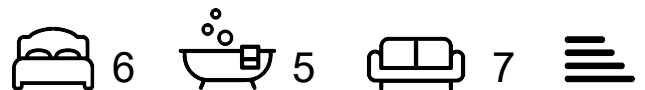
HERE TO GET *you* THERE



Charfield Road

Tortworth, GL12 8HQ

Asking Price £2,250,000



Council Tax: G



The Gardens House Charfield Road

Tortworth, GL12 8HQ

Asking Price £2,250,000



- Truly Magnificent Victorian Grade II Listed Family Home
- MAIN HOUSE - Five Reception Rooms
- MAIN HOUSE - Double Garage
- Beautiful Private Grounds
- Council Tax Band G | Energy Rating (EPC) Grade II Listed
- Set in Circa 10 Acres
- MAIN HOUSE - Five Bedrooms
- APARTMENT - Self Contained One bedroom Apartment with Office and Garage
- Immaculate Condition
- Tenure - Freehold

Hunters Estate Agents are delighted to be offering this magnificent 1860's Grade II listed home set in grounds of Circa 10 Acres and forming part of the original Tortworth Estate and is approached via a private driveway with secure gated access. The opportunity to acquire a property of such significant historical provenance cannot be overstated. This is indeed a very rare opportunity.

Situated in an elevated position with westerly views toward the River Severn and the Welsh Hills in the distance, this beautiful home retains many period features throughout which are enhanced by superb décor, making this home a true one off.

The gardens are Circa 10 acres. The approach takes advantage of the former Tortworth Arboretum in that the grounds have a Parkland style with mature trees, shrubs and dotted with eclectic ornaments (not currently included within the sale price) which can be seen from the images. The gardens surrounding the property are made up of kitchen gardens and formal gardens with a variety of ornamental topiary. There is an undulating paddock to the front of the property and stabling for 6 horses with a yard to the front. The paddock enjoys its own separate access so as not to hinder the main house. There is extensive garaging and an abundance of parking.

Additional noteworthy features include 2 separate self-contained apartments within the grounds providing additional accommodation for staff, dependant relatives or older children. The vaults below the property have been extensively refurbished into a large 2-bedroom apartment with beautiful barrel, cross barrel and groin vaulted ceilings with all doors leading onto the kitchen garden. The vaults can be accessed via its own private entrance.

All viewings are strictly by appointment only

Tel: 01242 528500

Reception Hall

Sitting Room One

18'0" x 15'7" (5.50 x 4.75)

Living Room

33'3" x 18'0" (10.15 x 5.50)

Inner Hallway / Snug

15'6" x 8'5" (4.74 x 2.58)

WC

Kitchen One

16'9" x 15'8" (5.11 x 4.80)

Bedroom One

12'0" x 15'5" (3.67 x 4.71)

En Suite One

Bedroom Two

18'4" x 15'8" (5.59 x 4.78)

En Suite Two

8'4" x 11'8" (2.56 x 3.58)

Bedroom Three

11'8" x 18'5" (3.58 x 5.62)

Bedroom Four

15'7" x 11'4" (4.75 x 3.47)

Bathroom

20'11" x 6'2" (6.40 x 1.90)

Double Garage

19'9" x 16'10" (6.02 x 5.14)

NEW BUILDING

Dining Area

15'3" x 8'0" (4.67 x 2.44)

Kitchen Two

15'1" x 7'10" (4.60 x 2.39)

Bedroom Five

16'9" x 15'2" (5.11 x 4.64)

En Suite Three

Bedroom Six

10'8" x 9'6" (3.27 x 2.90)

En Suite

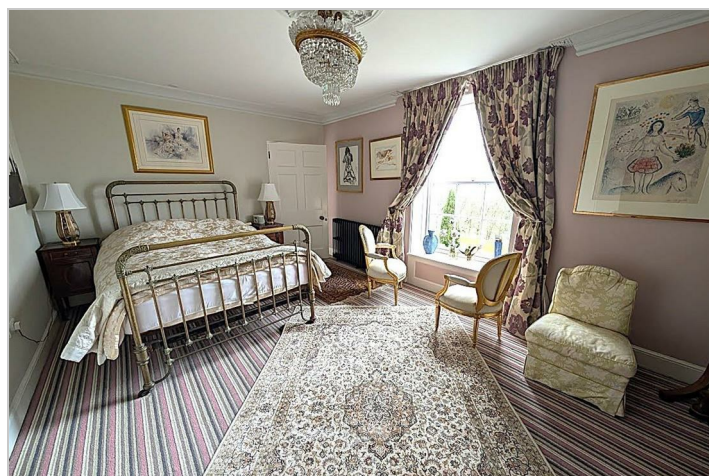
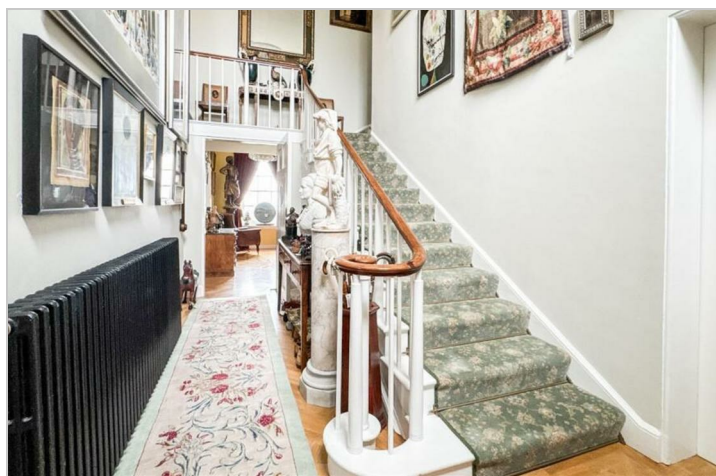
Boiler Room

Sitting Room Two

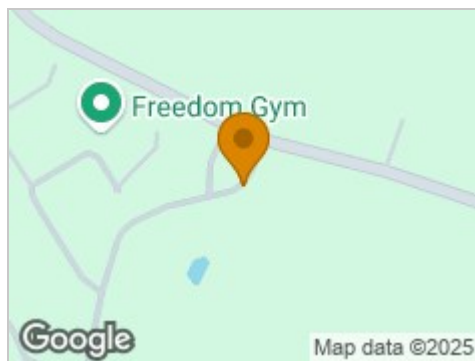
16'8" x 15'5" (5.10 x 4.70)

Cinema Room

15'1" x 16'9" (4.62 x 5.12)



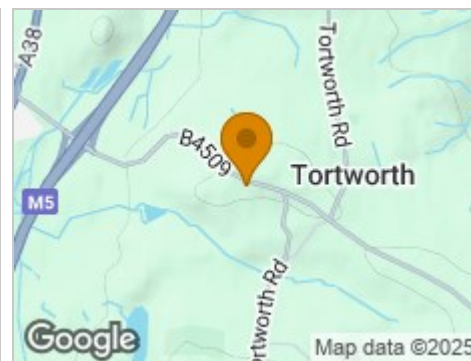
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.