

# THE OLD VICARAGE

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A detached former vicarage dating from 1918 standing in idyllic two acre grounds with the benefit of outbuildings, triple garaging, extensive parking and a one bed detached Coach House.

This handsome Edwardian former vicarage is situated towards the end of a pretty country lane in the heart of the popular semi-rural village of Badgeworth, convenient for access to local amenities, transport links and the town centre which is three miles away.

A much loved home for the last 22 years, The Old Vicarage offers flexible living accommodation, laid out over three floors with the added benefit of a self-contained wing ideal for use for visitors or a growing or extended family. Offered in an exceptional condition and retaining a wealth of character including many original fireplaces this truly is the epitome of an outstanding family home.

Entering the property there is an impressive light and airy galleried reception hall off which are the main reception spaces including a superb 32' kitchen/breakfast room with an AGA cooker, central island and an adjoining utility room with a pantry which in turn has access to the garden.

The accommodation continues with a formal dining room which has a pretty view over the garden, a wonderful triple aspect drawing room with a wood burning fire, a study and completing the ground floor is a spacious home office.

On the first floor are six bedrooms, five are generous in proportion and the smallest would make an ideal nursery or dressing room, the bedrooms are supported by three bath/shower rooms all of which are modern and in very good condition. Of note, the principal and guest bedroom are designed with a 'Jack & Jill' bathroom arrangement. This floor also provides access to a self-contained 'wing' comprising of two double bedrooms, one of which is on the second floor, and a bathroom. Further accommodation is supplied by a detached one bedroom coach house located at the rear, ideal for Air B&B or short term lets.







The grounds of The Old Vicarage are as splendid as the property itself, with a generous gravel drive at the front and at the rear, accessed at the side of the property, there is further parking and a range of outbuildings including a single and separate double garage, a carport, log store and workshop. Also at the rear of the property is a lovely large terrace ideal for outside dining benefitting from a view of the garden. The grounds are predominantly laid to lawn bounded and planted with an abundance of established trees and bushes, some of which are topiarised, fruit trees and a producing vegetable patch. A small stream meanders along the boundary where there is also mature woodland and a bridge takes you over to unspoiled open pastureland that neighbours the property.

#### SITUATION

Badgeworth is a thriving semi-rural village located on the southern edge of Cheltenham conveniently located for access to some of the town's main transport links including the M5 motorway at Junctions 11, A417 to Cirencester and Cheltenham Spa rail station operating a main line service to London daily. Of note, Cheltenham town centre is 3 miles from the village, an approximate ten minute drive, renowned for excellent schools including Dean Close, Cheltenham Ladies College and Cheltenham College. The village is well served for day to day amenities locally in the Reddings, Hatherley & Leckhampton and at the heart of the community is the village hall where various classes and events, including pub nights are held throughout the year.

#### GENERAL INFORMATION

Services: Mains water, electricity, gas and private drainage are connected to the property, the drainage is shared with The Glebe House which is situated to the right of The Old Vicarage.

Tewkesbury Borough Council: 01684 295010.

Council Tax Band: (G) – £3,450.87pa. (2024/2025).

EPC Rating: (D) Valid until May 2034

#### Viewings:

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.







## Approximate Gross Internal Area 5403 sq ft - 502 sq m

Ground Floor Area 1842 sq ft – 171 sq m

First Floor Area 1600 sq ft – 149 sq m

Second Floor Area 310 sq ft – 29 sq m

Coach House Area 409 sq ft – 38 sq m

Outbuilding Area 649 sq ft – 60 sq m

Garage Area 593 sq ft – 55 sq m

