

# THE OLD RECTORY

ABENHALL, MITCHELDEAN, GL17 0DX





# THE OLD RECTORY

A most handsome Grade II listed former rectory that is encompassed by grounds of circa an acre, and with panoramic views in every direction. This most impressive detached period home boasts three reception rooms, two joining conservatories, five bedrooms and a host of useful outbuildings

## DESCRIPTION

The Old Rectory was built for St. Michaels Church in the 1840s and is now a comfortable family home set in walled grounds. The property is accessed through an impressive porch which leads to an central hallway with access to all the ground floor rooms. There are three main reception rooms, all with tall ceilings and with the living room benefiting wide French doors that open to a stunning interconnecting conservatory which spans the full depth of the building. The classic styled kitchen offers a range of solid wood wall base level units, a central island, range style oven and doors to the utility room and further French doors to the conservatory. Completing the ground floor is a further sitting room with an original fireplace.

On the first floor are four incredibly well proportioned double bedrooms, a single bedroom/office room a principal bathroom and a separate shower room.

Outside, the property is surrounded by beautiful, private gardens with steps leading down to the South lawn which leads round to the conservatory lawn and is bordered with a large variety of mature plants and trees. To the west side is an even larger and more impressive lawn which borders the church and the driveway which leads to a most useful detached outbuilding and further side access to the attached old dairy and several store rooms.







### SITUATION

Abenhall is an ancient village in a secluded valley near the town of Mitcheldean, and is notable for its 14<sup>th</sup> century Church of St Michael. From the centre of Mitcheldean, leave in the direction of the Gloucester Road, at the mini roundabout go straight over signposted Abenhall and Flaxley. Continue along, passing Dean Magna School on your right-hand side, just a little further on you will see Church Lane signposted to the left. Take this turn and prior to the church itself you will see the driveway on the left for the property.

### GENERAL INFORMATION

Services:

Mains water and electricity. Oil fired central heating. Telephone line and broadband.

Local Authority:

Gloucestershire County Council: 01452 425000

Council Tax Band: (G)

### VIEWINGS

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



Approximate Floor Area = 363.5 sq m / 3912.5 sq ft  
(Including Outbuilding)



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