

GLEBE COTTAGE,
CHURCHEND, TWYNING, TEWKESBURY, GL20 6DA



GLEBE COTTAGE

A stunning Grade II listed historic village house standing within a generous and beautiful stocked country garden and in a picturesque setting. The property retains a wealth of character including heavily beamed ceilings and the accommodation is versatile with a selection of reception rooms, four good size bedrooms whilst externally there is a large oak framed garage & plentiful parking

- New thatched roof and decorative ridge completed in 2024
- A wealth of classic features including an oak winding staircase, original external doors and an inglenook fireplace in the living room
- Bespoke Harrods mahogany fitted kitchen complete with a Lacanche range cooker
- Sitting room with Parquet flooring, adjoining summer room with a sublime view of the gardens
- Four very well-proportioned bedrooms with the principal enjoying a double aspect and freestanding bath
- Numerous outbuildings including 2½ length oak framed garage and a summer house with power
- Two driveway accesses offering ample parking for multiple vehicles

Glebe Cottage is suggested to be the oldest of the original residential buildings in Churchend, reputed to have housed monks who served at the 12c St Mary Magdalene church. The property sits central in what is a most impressive and private of gardens which are incredibly well stocked and include a productive and established vegetable patch and orchard, a pretty woodland area and a huge variety of rare plants and shrubs. Subject to planning consent, there may also be a possibility for a further dwelling within the grounds.





SITUATION

Church End is a small hamlet just outside the village of Twyning, one of North Gloucestershire's prettiest rural villages which offers excellent day to day amenities including a highly regarded primary school, village shop, and two public houses including the Fleet, which stands on the banks of the river. The hamlet of Churchend hosts the parish church and otherwise comprises a small collection of substantial village houses, farms and cottages. Access to the motorway network can be gained at Junction 1 of the M50 about one and a half mile away, Cheltenham is approx. 10 miles away, and the nearby market town of Tewkesbury is only two miles away.

GENERAL INFORMATION

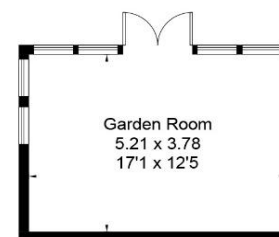
Services:
Mains water, electricity and drainage are connected to the property.

Local Authority:
Tewkesbury Borough Council: 01684 295010.
Council Tax Band: G - £3,494.49 p.a.(2024/25)
EPC Rating: Exempt due to listing.

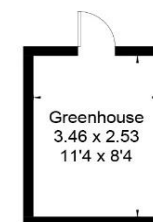
VIEWINGS

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

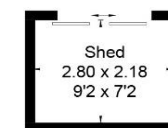
Approximate Floor Area = 215.5 sq m / 2320 sq ft
 Outbuildings = 63.0 sq m / 678 sq ft (Including Garage / Excluding Sheds)
 Total = 278.5 sq m / 2998 sq ft



(Not Shown In Actual
Location / Orientation)

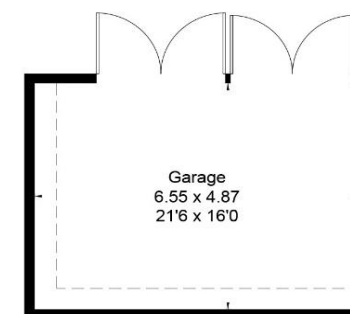
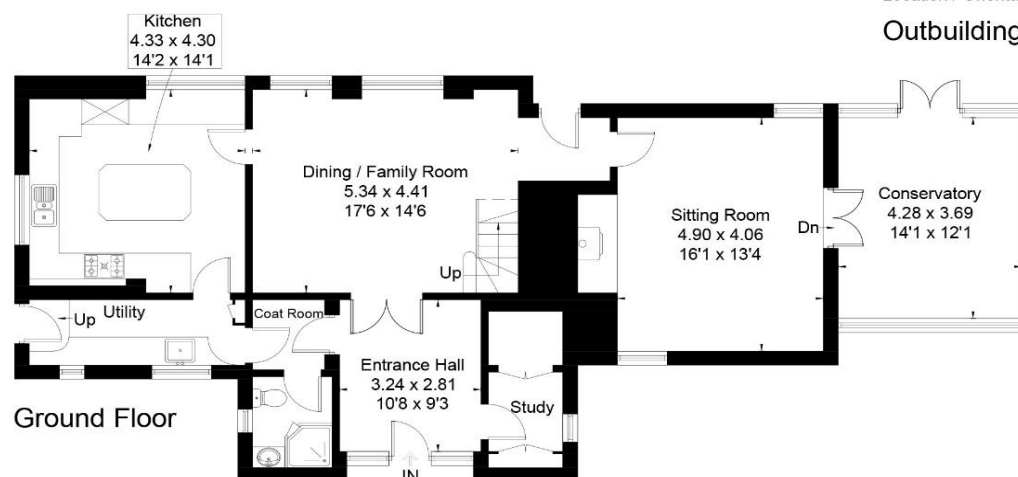


(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Outbuildings



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96214