



Beauchamp House, Gloucester, GL2 8AA

Offers over £950,000

Murdock & Wasley Estate Agents are delighted to welcome to the open market this Grade II Listed, Six Bedroom, Georgian farmhouse, set in garden and grounds measuring just over 3/4 of an acre. Situated in a sought after and popular semi-rural location, only 4 miles from Gloucester 12 miles from Cheltenham and within striking distance of Highnam Woods which is a protected nature reserve. The current owners have lovingly restored and refurbished the main house extensively to an extremely high standard throughout, keeping the wealth of character and charm that the property boasts, with a classic contemporary feel, providing spacious and versatile accommodation over 3 floors measuring over 4400 sq ft.

Entrance Porch

Accessed via solid wooden glazed door, bespoke wooden wall mounted unit, flagstone flooring. Solid wooden glazed door leads to the:

Entrance Hall

Power points, radiator, bespoke wooden wall panelling, flagstone flooring, stairs to first floor landing. Doors to all rooms:

Dining Room

Telephone point, power points, radiator, feature fireplace with wooden surround and tiled hearth, original wooden flooring, coving, two front aspect wooden glazed sash windows with original shutters. Opening through to:

Kitchen

Range of base, wall and drawer mounted units, quartzite worktop, double ceramic sink unit with mixer tap over and separate hot water tap. Appliance points, power points, Rangemaster cooker with six ring gas hob and feature granite splash back, integral tall fridge/ freezer, wine cooler and dishwasher. Glass fronted cabinets, island with storage below, exposed wooden beams and brick work, inset ceiling spotlights, marble tiled flooring, rear aspect wooden glazed window, solid wooden thumb latch door to:

Utility

Range of base, wall and drawer mounted units, Quartz worksurfaces, Belfast sink. Appliance points, power points, space and plumbing for washing machine and tumble drier, feature original bread oven and water pump, exposed wooden beams, access to loft space. Wooden thumb latch door to storage cupboard housing the pressurised water cylinder. Doors to further rooms.

Lounge

Power points, two radiators, coving, picture rail, hard wood parquet flooring, feature fireplace with a wooden surround, slate hearth and wood burner inset. Built in projector with motorised screen, bespoke storage unit with glass shelving and inset spotlight, two front aspect wooden glazed sash windows with original shutters, side aspect wooden glazed window and separate wooden glazed door leading to the garden.

Inner Hallway

Bespoke wooden wall panelling, wall lights, radiator, flagstone flooring, wooden door provides access to a staircase leading to the:

Cellar

Accessed via staircase with power points, lighting whilst boasting a large space with future potential.

WC

Suite comprising low level wc, pedestal wash hand

basin with separate taps over, wall mounted radiator, bespoke wooden wall panelling, inset ceiling spotlights, coving, tiled flooring.

Rear Hall

Radiator, flagstone flooring, rear aspect wooden glazed window, side aspect solid wooden door leading to the garden. Wooden door leads to separate staircase to the master bedroom en suite. Door to:

Sitting Room

Power points, restored original low level wooden wall panelling, radiator, feature fireplace with brick surround, oak mantel, slate hearth and multi fuel inset, exposed wooden beams, inset ceiling spotlights, flagstone flooring, rear aspect wooden glazed window, side aspect wooden double glazed French doors leading to the garden. Door to:

Boot Room

Power points, radiator, bespoke wooden wall panelling and shelving unit, coving, inset ceiling spotlights, travertine tiled flooring, side aspect wooden double glazed window.

Landing

Power points, radiator, restored original staircase, wooden wall panelling, opening through to:

Master Suite: Bedroom

Power points, radiator, feature fireplace with cast iron inset, inset ceiling ceiling spotlights, side aspect wooden glazed window, solid wooden glazed door leads into:

En Suite

Suite comprising roll claw bath, marble double sink pedestal wash hand basin with separate taps over, low level wc, feature fireplace with stone surround and slate hearth, radiator, original wooden flooring, power points, rear and side aspect wooden glazed windows with shutters, staircase leading to inner hallway downstairs.

Walk In Wardrobe / Bedroom 6

Bespoke built in wardrobe with a range of shelving, hanging rails and a variety of draw units, island with storage below and quartzite worktop, power points, radiator, inset ceiling spotlights, exposed wooden beams, feature lighting, rear aspect aluminium glazed window.

Shower Room

Suite comprising walk in shower cubicle with sliding glass door, shower off the mains, bespoke tiled seat unit, fully tiled walls, ceramic pedestal wash hand basin with a mixer tap over, low level wc, inset ceiling spotlights, radiator, tiled flooring, shaver point, vaulted ceiling, rear aspect wooden glazed window.

Bedroom 2

Power points, two radiators, exposed wooden beams, feature fireplace with stone surround, two front aspect wooden glazed windows.

Bedroom 3

Power points, two radiators, built in wardrobes with shelving and hanging rails, original wooden flooring, feature fireplace with stone surround, two front and one side aspect aspect wooden glazed sash windows.

Bathroom

Suite comprising low level wc, wall mounted floating shelf with granite sink unit and mixer tap over, steps lead up to a phoenix whirlpool bath with integrated TV, front aspect wooden glazed sash window, fully tiled walls and floor, radiator, inset ceiling spotlights, chandelier.

Second Floor Landing

Velux roof light, radiator, access to part boarded and insulated loft space, door to storage cupboard with exposed wooden beams, radiator and glass front.

Bedroom 4

Power points, radiator, exposed wooden beams, inset ceiling spotlights, built in wardrobe with shelving, two side aspect wooden glazed windows, door to:

En Suite

Suite comprising walk in shower with slate tray, waterfall shower head and separate shower attachment, low level wc, pedestal wash hand basin with a mixer tap over, tiled flooring, anthracite heated towel rail, rear aspect wooden double glazed window,

Bedroom 5

Power points, two radiators, exposed wooden beams, exposed brick, eaves storage, Velux roof light, access to further loft space, side aspect wooden glazed window.

From the utility a door leads to the:

Gym

Power points, radiator, side aspect wooden glazed window.

Store / Pantry

Range of base, wall and drawer mounted units. Appliance points, power points, integral fridge and freezer. Radiator, quarry tiled flooring, rear aspect wooden glazed window.

Office

Power points, radiator, quarry tiled flooring, side and rear aspect glazed windows, double doors leading to the garden.

Outside

To the front of the property there is an 'in' and 'out' tarmac driveway with electric car charging point providing off road parking for multiple vehicles enclosed by wooden panelled fencing and electric gates.

To the front there is a crescent shaped garden with a flat lawn and variety of mature trees and shrub borders.

To one side of the property there are various outbuildings including a garage and workshop with electric door, power and lighting.

To the other side of the property a wrought iron gate leads to a side garden where there is a flat lawn, Indian slate flagstone patio suitable for table and chairs with pergola over, further patio acting as a base for a hot tub with external outdoor shower and lighting, fully enclosed by mature trees and hedging.

To the rear there is a further walled garden that is south facing and comprises of a flat lawn whilst being fully enclosed.

Agents Note

We are advised that the property has planning permission granted for the erection of a Orangery to the rear of the property. More information can be found on the FOD planning website using: P1608/21/LBC

Tenure

Freehold

Local Authority

Forest Of Dean District Council
Council Tax Band: G

Services

Mains water and electric.
LPG gas for the cooker. Oil fired central heating.
Drainage is to a private water treatment plant.

Directions

From Gloucester take the A40 towards Ross on Wye and after passing through Highnam you will pass the turning to Two Mile Lane on your right the property can then be found after approx. 400 yds on the left hand side before the Esso garage. There are two gateways to the property, please take the first left and then turn immediately right into the driveway for Beauchamp House.

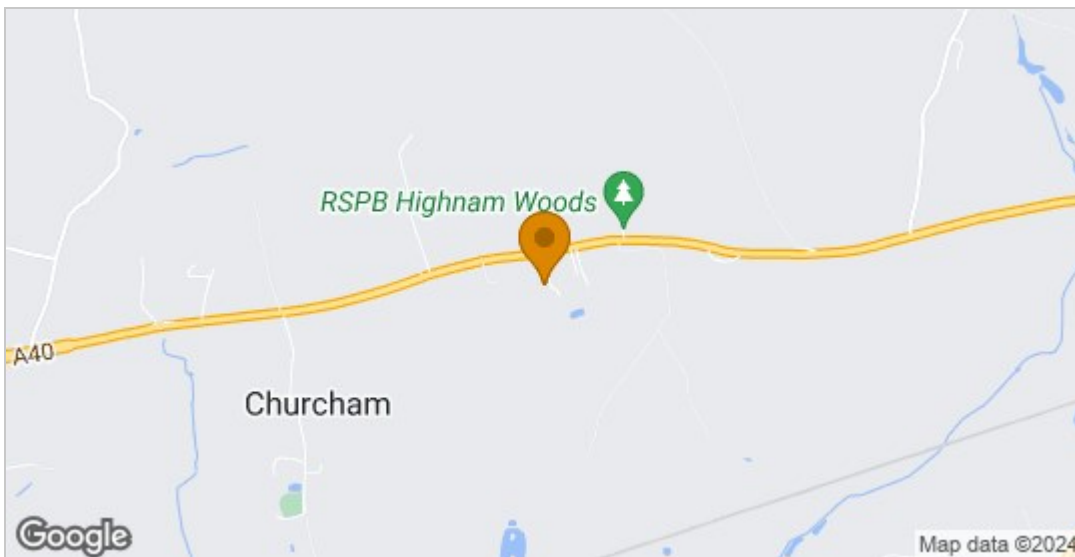
Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

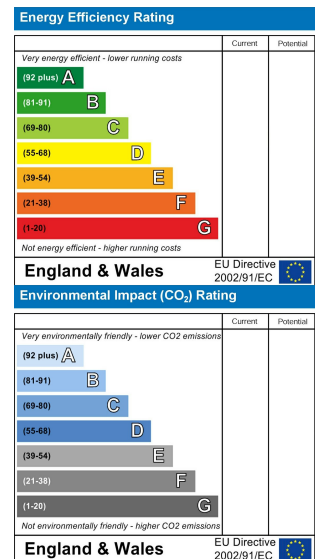
Floor Plan



Area Map



Energy Efficiency Graph



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