

Andrew Grant
PRESTIGE & COUNTRY



Severn Villa

Tirley, GL19 4HJ



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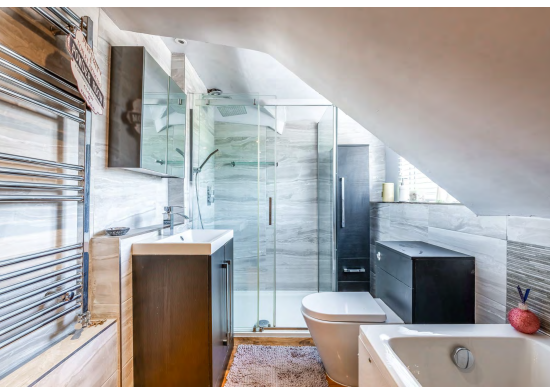
Haw Bridge, Tirley, GL19 4HJ

3 Bedrooms 1 Bathroom 2 Reception Rooms 7.6 Acres

“A charming three bedroom 1880s cottage with extensive living space, land approaching 8 acres, stables, orchard, summer house and large barn, set in a rural riverside location...”

Scott Richardson Brown CEO

- Charming three bedroom period cottage with modernised ground floor and versatile accommodation.
- Spacious reception room extending to 24 feet with exposed beams.
- Large barn with three stables, plus summer house and useful outbuildings.
- Eight acres including orchard, fruit trees, dog run and grazing land.
- Wraparound garden with lawns and multiple seating areas.
- Ample parking for several vehicles.
- Rural riverside location within reach of Gloucester, Tewkesbury and Cheltenham.



1724 sq ft (160.1 sq m)



The approach

The property is accessed from a gravelled driveway that leads into a generous parking area. The traditional brick façade of the cottage immediately reflects its 1880s origins, with character features including cottage-style windows and a tiled roof. Mature trees and planting soften the approach while open views across the surrounding land create a strong sense of space and rural charm.







The kitchen

The kitchen is a generous and well-planned space, filled with natural light from multiple windows and a glazed door opening to the garden. It is fitted with a broad range of shaker-style units in a soft grey finish, complemented by premium oak work surfaces and tiled splashbacks. A central breakfast bar provides casual seating and creates a sociable hub for family life.





The room includes a farmhouse sink, space for appliances and an American-style fridge freezer. Character is retained through exposed beams and a working fireplace, adding a nod to the cottage's heritage. The layout offers excellent preparation space alongside modern functionality, making this an ideal setting for both day-to-day cooking and relaxed entertaining.





The living room

The living room measures an impressive 24 feet in length, combining size with traditional character. Exposed beams enhance the sense of heritage while large windows invite natural light and garden outlooks. A log burner surrounded by a brick fireplace creates a warm and charming focal point.





The space is versatile, able to accommodate both seating and dining areas comfortably, with scope for distinct areas to suit a variety of uses. Its scale makes it an inviting family room as well as a place for entertaining, positioned at the heart of the ground floor and linking directly with the garden room. This balance of charm and practicality ensures it is a defining feature of the property.





The garden room

The garden room has been recently upgraded with a new roof, creating a comfortable space to enjoy throughout the year. Positioned to the rear, it frames views of the gardens and provides a calm and relaxing additional living area.





The utility and groom room

The utility room offers a practical arrangement with work surfaces, storage and appliance space. A WC adds further functionality, creating a useful everyday facility that supports the main accommodation. Adjoining the utility, an additional room is currently arranged as a dog grooming space. Its size and position make it highly versatile, suitable for a range of alternative uses depending on requirements, with direct access to the garden.





The hall

The entrance hallway introduces the period charm of the cottage with beams and character features. From here the accommodation flows naturally into the kitchen and principal reception areas, with stairs rising to the first floor. Its arrangement makes for a practical and welcoming entrance to the home.



The principal bedroom

The principal bedroom is a well-proportioned double, positioned at the front of the house and provides a comfortable retreat. A large window frames views over the surrounding countryside and there is ample space for freestanding furniture.





The second bedroom

The second bedroom is another double room, enjoying garden views and generous proportions. It works equally well as a family bedroom or guest space. A bank of built-in wardrobes add to the convenience and maximise floor space.





The third bedroom

The third bedroom is also a double, positioned to take advantage of pleasant outlooks. It maintains the traditional character and proportions that define the upstairs accommodation, with wooden floorings and plenty of natural light.



The bathroom

The family bathroom is a well thought out space, featuring a walk-in shower with rainfall shower, WC, basin with storage beneath and a bathtub with an additional handheld shower. A chrome towel rail and multiple built-in storage units complete the space.





The gardens

A level lawn framed by mature planting sits to one side of the home. This versatile green space offers plenty of room for children to play or for pets to roam and contributes to the overall sense of privacy and tranquillity surrounding the property.





To the other side of the property, a raised decked terrace provides a wonderful spot for outdoor dining and entertaining. Enclosed by fencing with views across the surrounding countryside, it is an ideal space for hosting summer gatherings or enjoying a quiet evening meal in the fresh air. To this side, adjoining the garden room, is a generous patio with room for seating and garden furniture. This area enjoys a sunny aspect and is well suited to relaxation, whether for morning coffee or unwinding with friends and family.



The grounds

The property extends to around eight acres in total. Five acres are laid to grazing land, ideal for horses or livestock, while a further two acres form a long strip of orchard with established fruit trees. The division of land ensures excellent versatility, combining productive orchard and grazing areas. This balance will appeal to those seeking equestrian potential, smallholding opportunities or simply generous private grounds in a rural setting.



The outbuildings

A substantial barn is divided into three stables, making it particularly appealing for equestrian use. Its generous size and flexibility also present scope for alternative uses, whether for storage, workshops or adapting to suit individual requirements.



Positioned within the grounds is a well-appointed summerhouse offering surprising versatility. Inside, it features a kitchenette, living area and sleeping space, providing the ideal retreat for hobbies, working from home or guest accommodation.



The driveway and parking

The property benefits from two separate driveways, one to either side of the house, offering excellent accessibility and convenience. Together they provide generous parking capacity for several vehicles, making the home well suited for family living, visiting guests, or accommodating horseboxes/trailers if used for equestrian purposes. Both areas are gravelled, with gated entrances leading directly into the gardens and grounds, with one of the gates being electric.



Location

Haw Bridge is situated in the rural village of Tirley, offering a tranquil riverside setting with convenient access to nearby towns.

Gloucester, Tewkesbury and Cheltenham are all within easy reach, providing a wide choice of shopping, dining and leisure facilities. Families will find local schools accessible, with both primary and secondary options in the surrounding area.

The transport links are excellent, with the M5 providing road connections to the wider region and Gloucester station offering rail services to Birmingham, Bristol and London.

Despite its rural feel, the property benefits from convenient access to amenities and travel routes, making it ideal for those seeking countryside living without compromising on connectivity.

Services

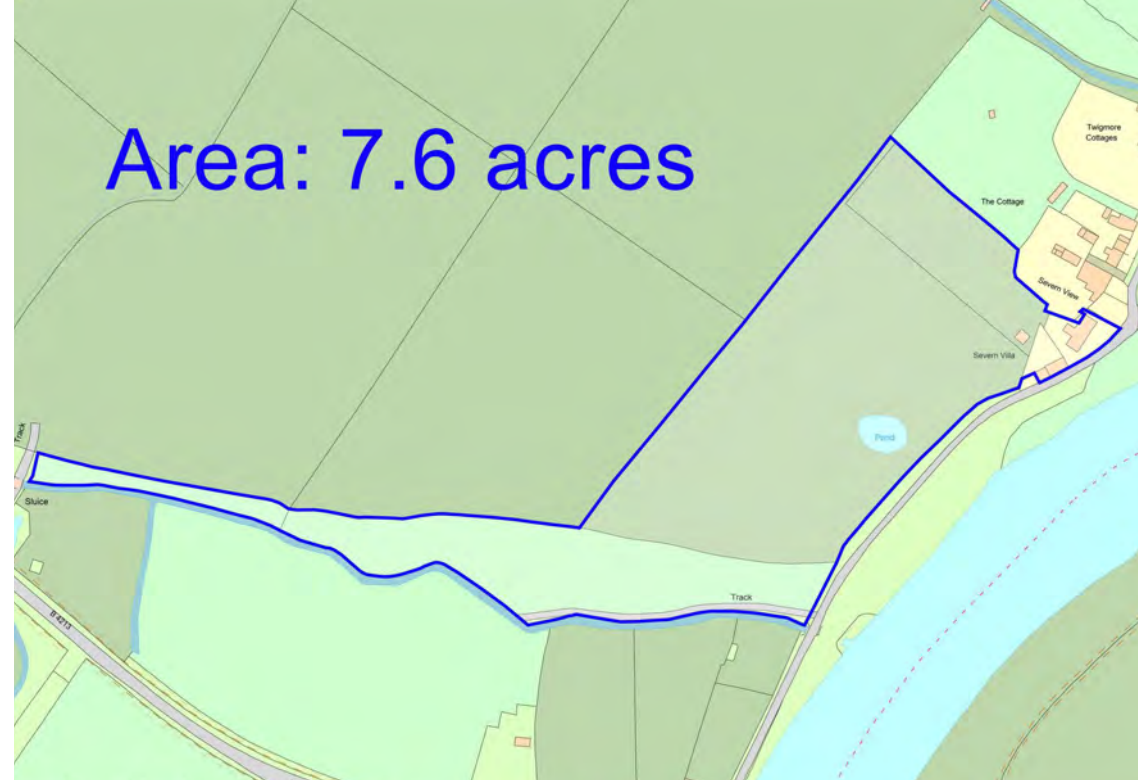
The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied via a septic tank.

Council Tax

The Council Tax for this property is Band E

Agent Note

The property is situated close to the River Severn and has experienced flooding in the past. Since the most recent flood event in January 2024, extensive flood protection measures have been implemented. These include a flood wall around the house, multiple sump pumps, flood defence doors, flood defence gates on two of the three doors and a back-up generator with power failure alarms. The property is currently insured at approximately £1,200 per annum.





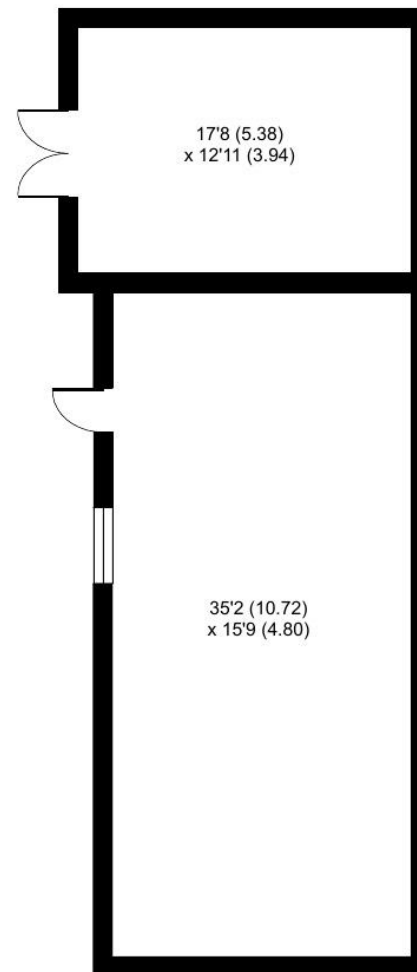
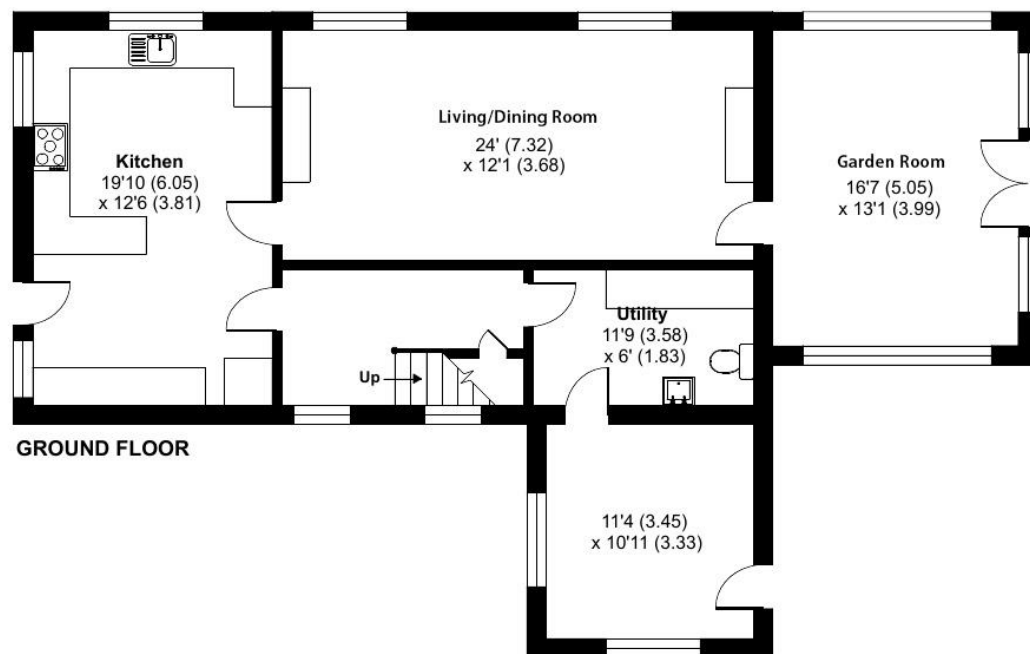
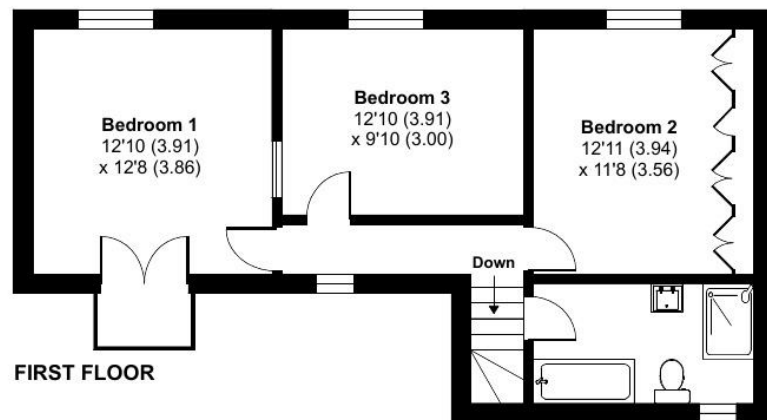
Haw Bridge, Tirley, Gloucester, GL19

Approximate Area = 1724 sq ft / 160.1 sq m

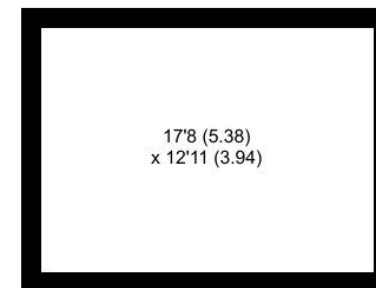
Outbuilding = 1248 sq ft / 115.9 sq m

Total = 2972 sq ft / 276. sq m

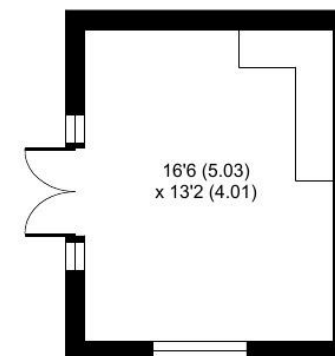
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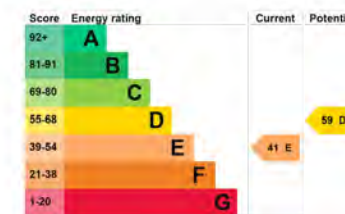
OUTBUILDING 1 GROUND FLOOR



OUTBUILDING 1 FIRST FLOOR



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1336496



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