



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



WIDE VISTA, WAINLODE HILL, NORTON, GL2 9LW

The Property

A truly charming attached period house in the most incredible setting with breath taking views across two counties. The house name perfectly describes the location "Wide Vista" This property has been extended to create a delightful four bedroom home with beautiful grounds backing onto open fields. Nestled in the hamlet of Bishops Norton wonderful rural setting a great pub a short walk down the hill with lovely river views.

The property has been enjoyed by the current owners for over 15 years. The property is approached from a chipping driveway with parking for three/four cars to the front and side with wooden garage to the side.

Having a charming porch with a lovely bench and shoe store with cloaks area. Leading into a charming sitting room with quarry tiled flooring, enclosed staircase with door leading to the first floor, windows to the front and rear. Exposed brick fireplace with log burner inset. Under stairs storage and pantry and door to further reception. Dining room with quarry tiled flooring, window to the rear with lovely garden views. Doors leads to inner hallway with flagstone flooring throughout this area. A downstairs cloakroom and a separate utility room with door leading to the garden and space for appliances with a range of base units. From the hallway leading to a beautiful fitted kitchen/dining room.

The kitchen has a range of wall mounted units and base cabinets with granite work tops, inset Belfast sink, lovely window to the front. Dresser style shelving to one wall. A stunning navy blue Aga taking centre stage. Spotlights inset to the ceiling. Open plan to the dining area with Bi-folding doors opens to the terrace and grounds with wonderful open views. Perfect connection with the outdoors.

The sitting room has an enclosed staircase which leads to the first floor landing, exposed floorboards with doors to all rooms and family bathroom.

Master bedroom offering a wealth of space with a window to the front and a lovely window to the rear provides amazing views to open fields and beyond. Enclosed wardrobe with space for freestanding furniture. The current owners have given their bed centre stage to wake up every day to this incredible view. The room is further compliments by an en-suite shower room, all nicely presented. A lovely guest room a further double room with wonderful open views across the garden and open fields. Two further bedrooms and a modern family bathroom.





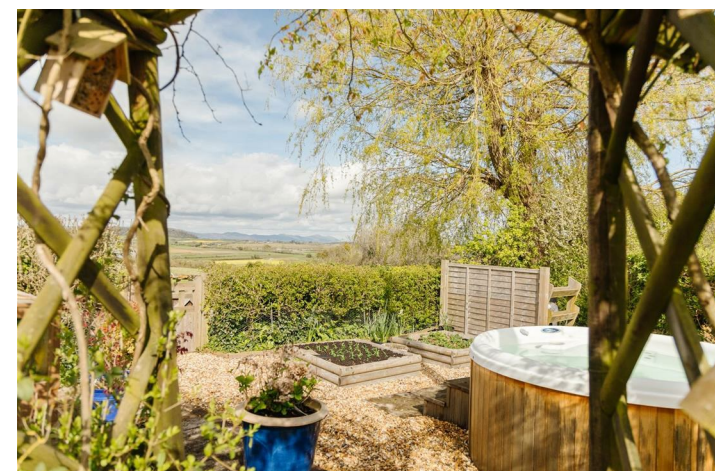
Outside

Outside

Stunning landscaped gardens, a lovely half moon sun terrace directly outside the kitchen/dining room, opens to lawns with a lovely brick outhouse with a wealth of well stocked borders, A slate path meanders to the corner to a intimate gazebo covering a circular sun terrace with mature planting.

A low hedge to the rear with stunning views across the fields to the Malvern Hills. Complimented by a further small terrace an ornate rustic fencing and archway leading to a wonderful private area overlooking the fields complete with paved terrace, raised vegetable planters.

Taking centre stage is a hot tub with steps up to. What a perfect location to sit and relax over a glass of wine or two and watch the sun go down. Then having a pathway leading to the garden shed garage also housing the oil tank for the central heating. Gate provides access to the front with outside lighting.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: TBC. Council Tax Band E and EPC rating E



Location

Bishops Norton is an elevated parish, surrounded by open countryside yet a short walk to the Red Lion public house that provides great outside space with views across the Severn. A short distance to the village of Norton. Having the well regarded New Dawn Inn, Perfect visit after a Sunday dog walk for a drink. Having a lovely restaurant, perfect for Sunday lunch and special dinners. Also an array of entertainment and events are held throughout the year.

A very well supported primary school set in the heart of the village. Conveniently located with an ease of access to Gloucester within 5 miles, Cheltenham within 8 miles and Tewkesbury. Also links to the M5 South & North. Offering a fantastic range of transport links, sports and shopping facilities. A variety of Private, Grammar, and Comprehensive schools in nearby Tewkesbury, Gloucester, and Cheltenham.



Directions

From Gloucester follow the signposts for A38 towards Tewkesbury. Follow through Twigworth on the Tewkesbury road passing the garden centre and new developments. After a short distance you will see a sign post on the left for Norton. Turn onto the Old Tewkesbury road and take the first left just after the village school onto Wainlode Lane. Follow this lane into Bishops Norton with the village pond on the left and continue to follow up the hill. The property is denoted by our for sale board on the left hand side. What3words///: informed.strutting.proclaims

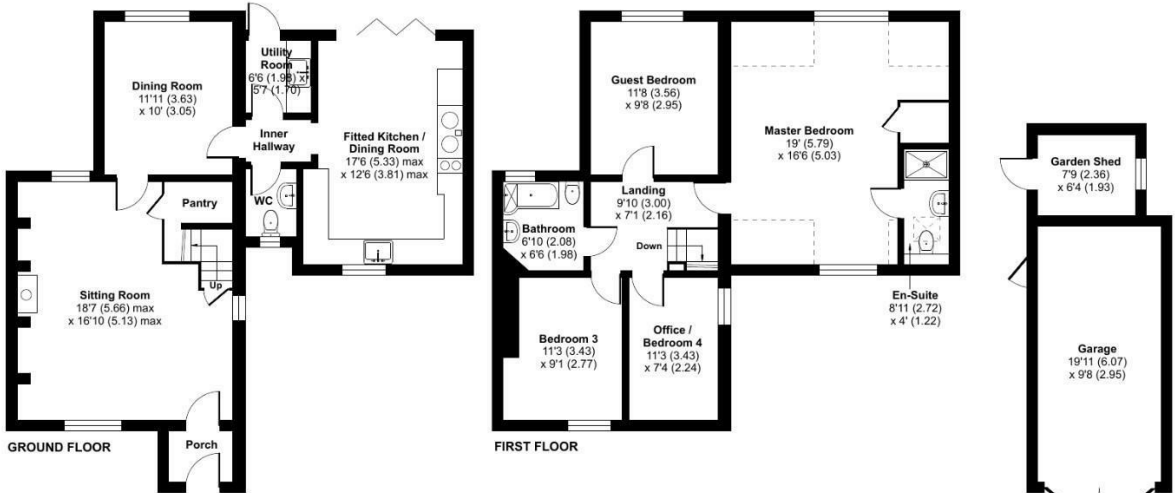


Wainlode Hill, Norton, Gloucester, GL2

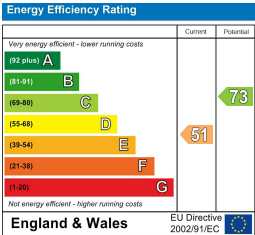
Approximate Area = 1476 sq ft / 137.1 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Garage = 193 sq ft / 17.9 sq m
 Garden Shed = 49 sq ft / 4.5 sq m
 Total = 1790 sq ft / 166.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1081351



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