



FOR SALE
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BOXTREE, LONGNEY, GLOUCESTER, GL2 3SJ

The Property

Boxtree, a yeoman farmhouse built around the mid 1500s, and has typical Tudor architecture of the period, being a steep roof pitch, oriel windows and arched internal doorways. Almost all of these features have remained untouched since then as it was a tenanted property until 1967, when it moved into the ownership of the current family who have been custodians since.

The building was completely restored 35 years ago and included modern footings, a stone plinth and damp-proof course, replacing the four original corner stones it stood on. The oriel windows were painstakingly rebuilt of oak and their mullion leaded lights designed and crafted by Graham Dowding. The thatch was replaced using French water reed as British reed was too weak stemmed. This requires replacing every 100 years, last replaced when the house was restored, the ridge which was replaced five years ago requires replacement every 25 years.

Throughout the property a wealth of exposed beams, stonework along with inglenook fireplaces, elm floorboards, quarry tiled flooring, a stunning stone spiral staircase. All oriel windows are oak framed with glazing inset.,

Set in the heart of the wonderful village of Longney the house is surrounded by wonderful grounds with views over three counties. The current owners are in the process of acquiring the adjoining orchard as of June 2024, this will then provide an approximate overall plot size in the region of 0.85 of an acre plot.

On approach from the garden gate you are greeted by a well and a delightful cottage garden. Chipping pathway leads to the entrance and continues to the side of the property to the garden. A driveway provides a wealth of parking with an ease of access.

Internally:

Directly into the entrance hall, two wonderful receptions, sitting and drawing room with inglenook fireplaces, a delightful staircase in each reception both complemented by garden views.

A farmhouse style fitted dining kitchen with reclaimed antique pine dresser style units and granite worktops, with quarry tiled flooring and a wonderful enclosed pantry. The ground floor is completed by a downstairs cloakroom

A lovely spiral stone staircase from the sitting room leads to the first floor landing with two lovely bedrooms and a family bathroom. Complimented by a pine staircase from the drawing room leading to a further landing with wonderful, exposed oak floorboards. Comprising a master bedroom with en-suite bathroom. The en-suite has a three-cornered bath and exposed stonework providing a lovely backdrop to the space. Completed by a fourth single bedroom.

The property is a delight, wonderful character throughout wealth of space for all to enjoy with grounds surrounding the property and views to open fields. Set in a lovely village setting.





Outside

Grounds

A driveway provides a wealth of parking up to a detached double garage with electric doors to the front. Internally electric and lighting, a very handy garden store and workshop area with stairs to a loft space above. (This could be a great hobby room or home office, subject to obtaining the correct permissions).

To the front a garden gate leads into a very pretty cottage garden complete with well and a wealth of planting. A central pathway leads to the front entrance and continues to the side into the grounds.

To the rear, directly outside the kitchen a chipping area perfect sun terrace opening to lawns and a lovely herb garden. Borders to the edge with a wealth of planting, a lovely ornamental pond and the backdrop of open fields with wonderful views as far as the Forest of Dean.

(June 2024 the owners are just acquiring a small orchard adjoining the land giving the overall plot approximately 0.85 of an acre plot)

Two lovely brick-built buildings, a potting shed and garden store, a wonderful vegetable garden complete with greenhouse. A pathway leads towards the open fields, where the owners have a delightful summer house perfect relaxing space on a summers afternoon. Opening to a small orchard that the owners are just acquiring giving the overall land to be in the region of 0.85 of an acre.

The views from the grounds are breathtaking to open fields across to the Severn, Forest of Dean and the Malvern Hills truly spectacular.



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: SDC. Council Tax Band G and EPC rating E



Location

Situated immediately south-west of Gloucester. The Longney estate was purchased by Henry Smith in 1602, and the majority of the farmland and the large farms and some houses remain in the management of the Trustees of his charity.

An ancient and historic farming community which has existed undisturbed by the hustle and bustle of modern life, Elmore is tucked away off the beaten track, between the River Severn and the Sharpness canal. It has uninterrupted views over undulating farmland.

There are excellent schools in the vicinity both state and private including a popular primary school. Further schools in other villages and nearby Gloucester & Stonehouse. The location provides some amazing walks in each direction.

This although in a rural setting, Longney is within 5 miles of Gloucester, so perfect for working in the city and access to the M5 motorway (Junction 12) is very straight forward north and south. Stonehouse 9 miles with railway station having a direct line to London Paddington taking around 1 hour 30 minutes and Gloucester Railway Station - 6 miles. Very convenient location for commuters.



Directions

On leaving junction 12 of the M5 motorway, follow towards Gloucester to a large island, take the second exit left onto the A38 Bristol road south towards Dursley. Follow the road for one mile and turn right onto Castle Lane towards Longney and Epney. In a 1.5 miles at the T junction take right turning to Longney. Continue for 1 mile and the property will be located on your left.

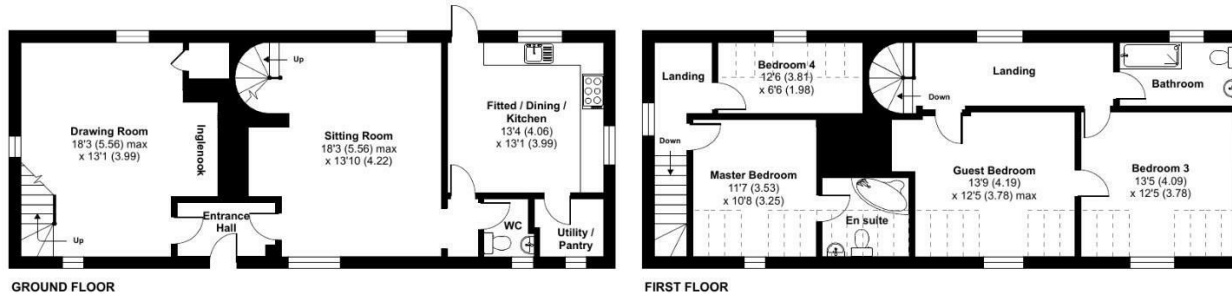
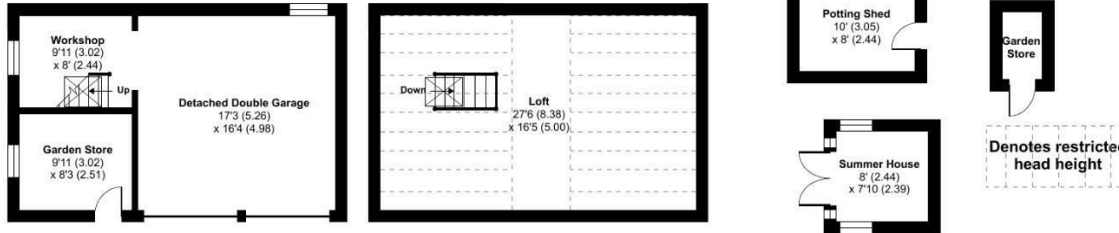
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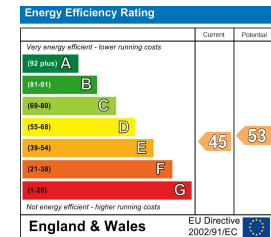
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Approximate Area = 1862 sq ft / 172.9 sq m
 Limited Use Area(s) = 364 sq ft / 33.8 sq m
 Double Garage = 469 sq ft / 43.6 sq m
 Store = 245 sq ft / 22.8 sq m
 Total = 2940 sq ft / 273.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1092985



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