



The Old Vicarage Old Tewkesbury Road, Norton GL2 9LR
£1,550,000



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- Wealth of original features
- Stunning open-plan family kitchen
- Coach house with potential for ancillary accommodation
- High degree of privacy and seclusion
- 1.7 acres of landscaped grounds
- Circa. 5000 sq. ft. of accommodation
- Sought after village location
- Easy access to local amenities in nearby Gloucester and Cheltenham
- Tewkesbury Borough Council - Tax Band H - £4,206.32 (2024/2025)
- EPC Rating E42

£1,550,000



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The Old Vicarage

The Old Vicarage is believed to have been built in 1843 with later additions. This former vicarage occupies a secluded position at the end of a long tree-lined driveway with wrap-around gardens. With attractive stone mullion windows, working shutters, and window seats this property offers an abundance of character features with the benefit of modern-day comforts including a bespoke handmade kitchen, updated bathrooms, and windows. The house has been updated with exemplary and state-of-the-art living in mind. Extending to over 5000 sq ft, the moment you walk through the front door you know you have arrived home.

Ground Floor

A large sitting room with an open fireplace, a family room/formal dining room with an open fireplace, and a study with a woodburner all have stunning views out to the front lawn and gardens.

The bespoke kitchen has been impeccably

thought out and designed by Harvey Jones, all completely handmade, its designed for entertaining. There is a large Everhot double range oven, walk-in larder pantry, granite worktops and Fisher and Paykel double dishwasher. The Travertine floor tiles has the added benefit of underfloor heating throughout the kitchen and into the dining and snug areas. There is also a newly added utility wing which is very useful for countryside living.

First and Second Floor

The first floor is expansive, and the master bedroom suite is designed to give the perfect views that the property offers, a large bedroom with views across the rear grounds and onto the open countryside beyond and links seamlessly into the shower room which overlooks the front lawn. The further bedrooms on the first floor are all comfortable doubles, one of which is ensuite, and two further bath/shower rooms. A second staircase also links to the ground floor.



The second floor of the house occupies a bedroom perfect for guests or children, a shower room, and two large storage rooms.

Gardens

Approaching the house, you enter the grounds through secure solid wood gates and the driveway sweeps into a large parking area for multiple vehicles.

The well-planned gardens and grounds are a particularly unique feature of this home, with a large area of lawn to the front of the property, fruit trees, rose gardens, a wildlife pond, and multiple relaxation and entertaining areas. A rose arbor runs alongside the house and onto a large entertaining area overlooking the lawns and surrounding countryside.

Location

Surrounded by open countryside yet within easy reach of local amenities, the village of Norton is conveniently located between both the Cathedral city of Gloucester approximately 4 miles away, and the Regency Spa town of Cheltenham which can be found approximately 7 miles away. Offering a fantastic range of transport links, sports and shopping facilities.

The New Dawn Inn is a restaurant with an array of entertainment and events over the year that has become a sought-after place to eat. If you're looking for another nice place to dine with a view, The Red Lion is positioned on a stretch of the River Severn that offers local produce in their classic menus.

Norton C of E Primary School is within walking distance and there are a variety of Private, Grammar, and Comprehensive schools in nearby Tewkesbury, Gloucester, and Cheltenham.

Directions (GL2 9LR)

Heading north along the A38 from Gloucester towards Tewkesbury, take the second left into the village, just past the pub the driveway is the first on the right-hand side adorned by two stone pillars.

Material Information

Tenure: Freehold

Council tax band: H

Local authority and rates: Tewkesbury Borough Council - £4,206.32 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

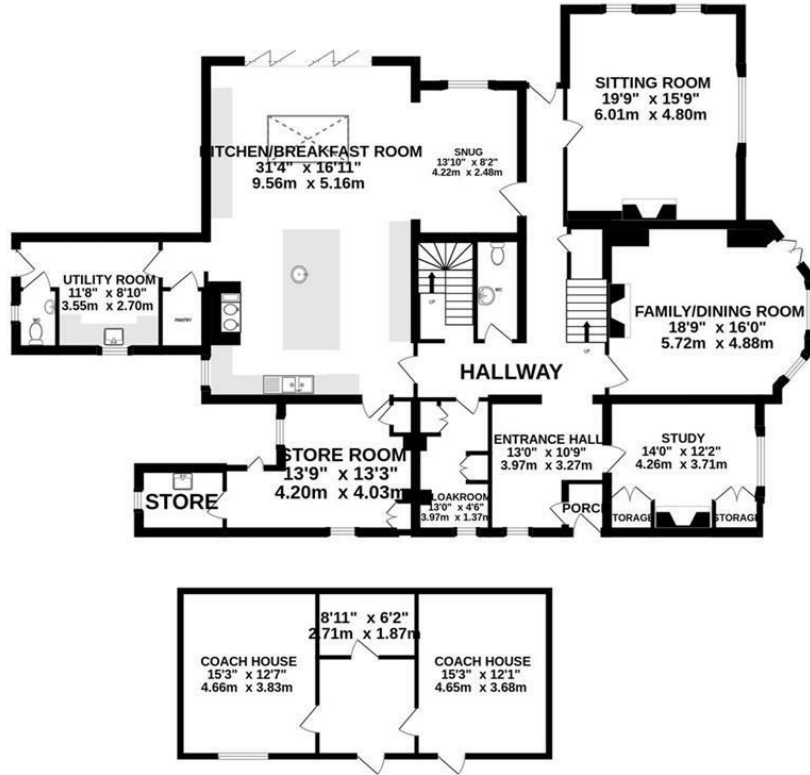
Broadband speed: Basic 11 Mbps, Superfast 31 Mbps, Ultrafast 940 Mbps

Mobile phone coverage: Vodafone and Three.





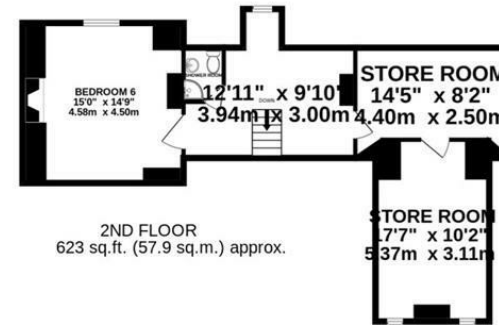
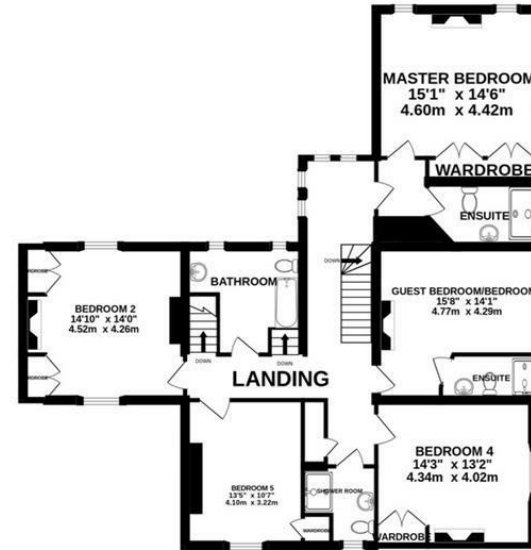
GROUND FLOOR
2885 sq.ft. (268.1 sq.m.) approx.



TOTAL FLOOR AREA : 4936 sq.ft. (458.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
1427 sq.ft. (132.6 sq.m.) approx.



2ND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

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