

YEW TREE FARMHOUSE.
Little Shurdington, Shurdington, Cheltenham.





PREFACE.

House:

Drawing room | Dining room | Kitchen | Boot room | Laundry room
| Study | Ground floor annexe with bedroom, dressing room and
ensuite wet room | Principal bedroom with dressing room and en-
suite bathroom | 4 Further bedrooms (1 of which is ensuite) | Family
bathroom | Airing cupboard | Gym

Outbuildings:

Two storey storage building | Stables | Two substantial garages |
Private parking

Grounds:

Walled garden | Swimming Pool

For sale Freehold:

In all about approximate total area 546.4 sq m / 5,881 sq ft



WHY WE LOVE YEW TREE FARMHOUSE.

Taking its name from an ancient yew tree in its grounds, Yew Tree Farmhouse is a charming former farmstead nestled in the quiet hamlet of Little Shurdington within a verdant country setting just outside the elegant Regency town of Cheltenham.

The house itself is Grade II listed and dates back to the 16th century. It has been thoughtfully renovated and modern comforts sit harmoniously alongside bags of lovely period features, including pretty sash and casement windows and sections of exposed close studded timber construction which are visible throughout the interiors. Later additions have been added here and there over the centuries, including a set of decorative motifs and dated initials which were added to the front of the house by a proud former owner following aggrandisements in 1679.



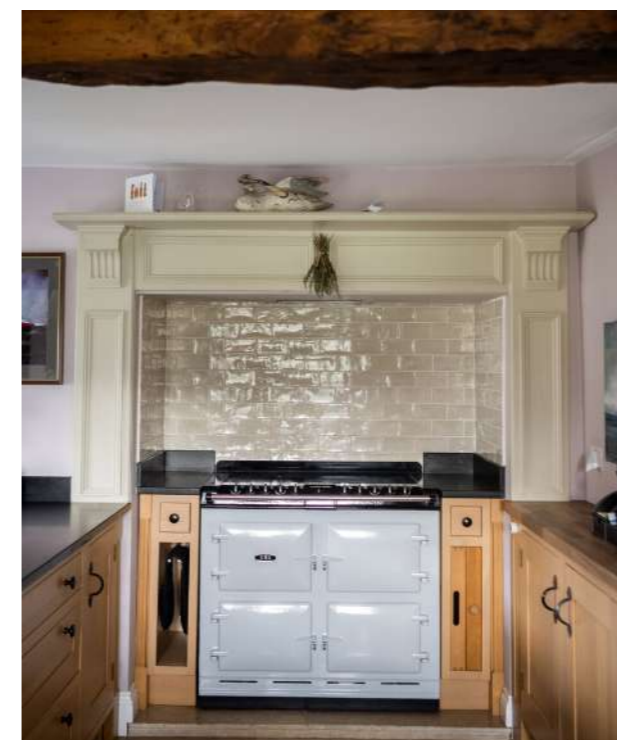
The house is located in the South of the hamlet with the Cotswold AONB and greenbelt and it enjoys fabulous green views of the surrounding Cotswold escarpment.

It is set back from the road and accessed via a private driveway to the front or by another private driveway to the rear of the house which provides plenty of off-street parking. The front door is sheltered under a timber framed porch which leads directly into an entrance hall with a magnificent mid-17th century timber staircase, (believed to have originally come from the local Elizabethan manor at Greenaway), and access to a gym in the fully tanked cellar.

To one side of the entrance hall sits the bright dual aspect family kitchen with smart limestone floor, fitted modern cabinetry, an electric aga, and a large breakfast table. White goods are tucked away out of

sight in a handy laundry room to the side, as is the practical boot room with access to the rear drive via the back door. Leading on from the kitchen is a particularly generous and characterful dual aspect double drawing room with a large open inglenook fireplace and exposed timbers, backing on to a WC and a study.

To the other side of the entrance hall sits the dining room as well as a large ground floor bedroom with French windows overlooking the swimming pool terrace, a dressing room, and a modern wet room. This space would work very well as a flexible self-contained annexe or as additional reception space.



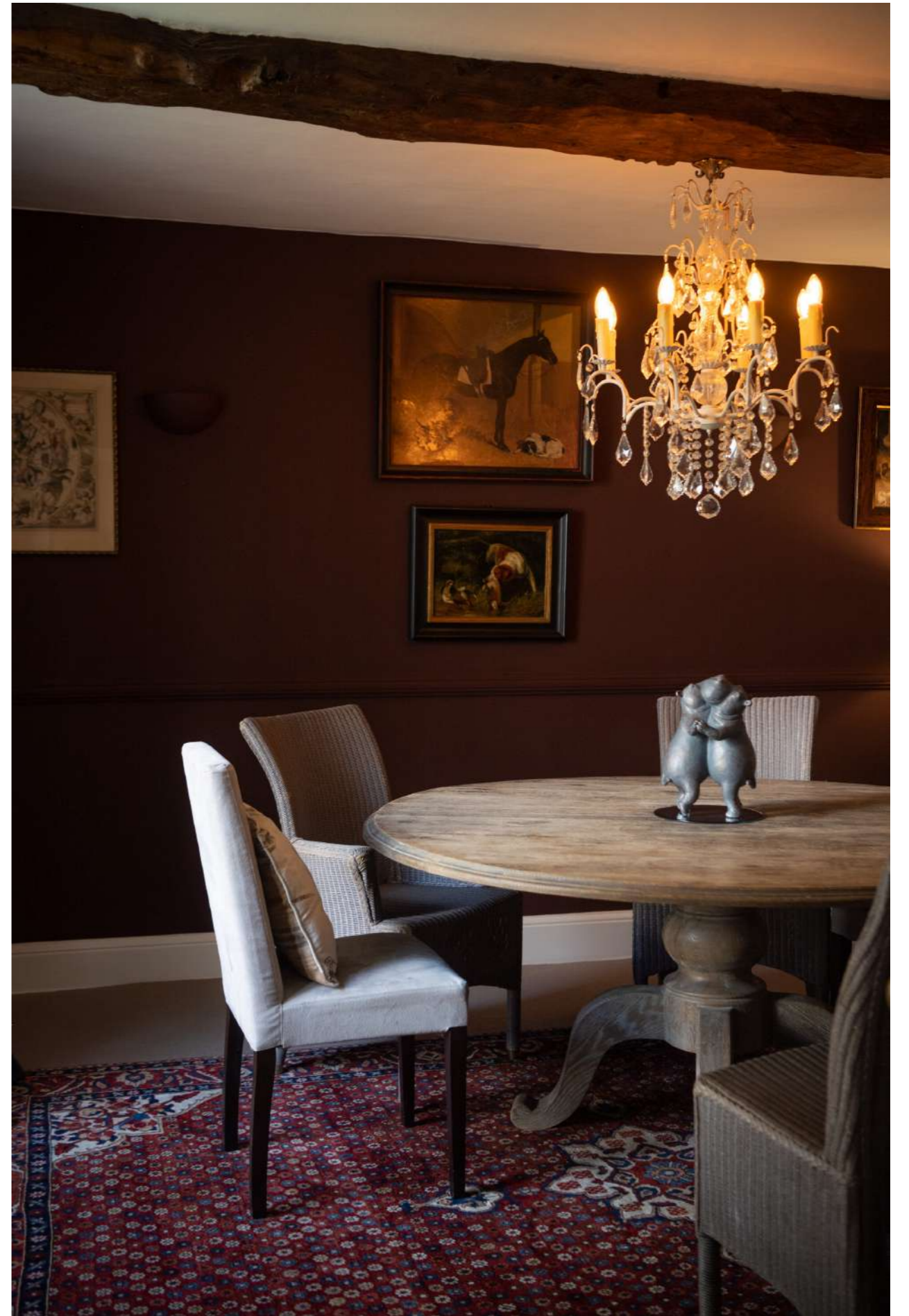


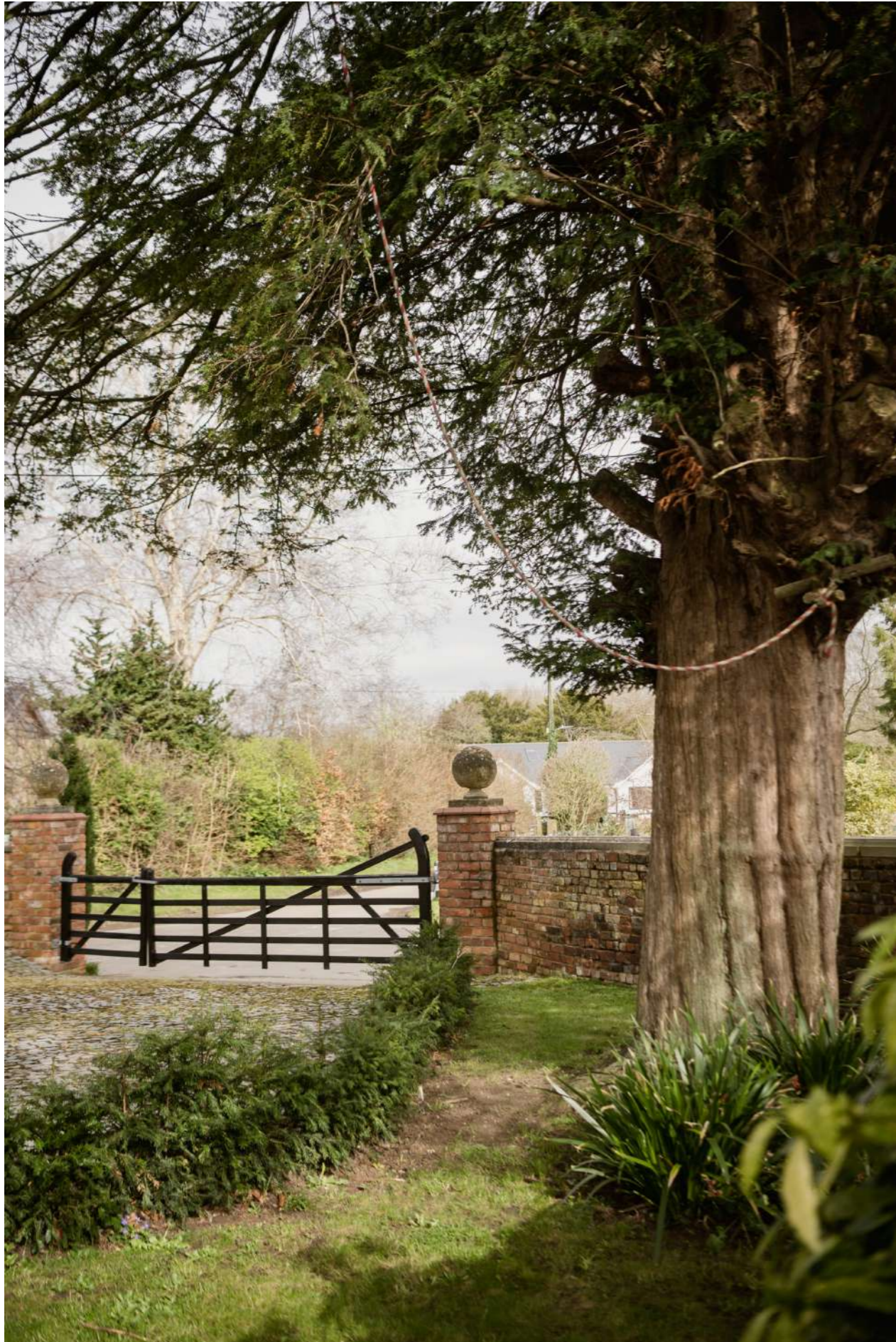


The first floor is made up of a principal bedroom with dressing room and ensuite bathroom, one with an ensuite bathroom, and an airing cupboard. The second floor accommodates two additional double bedrooms and a family bathroom. There are two further well-proportioned double bedrooms









CHAPTERS PAST.

The area of Shurdington has been inhabited since prehistory as evidenced by an ancient drovers path known as the Greenway which traces its way across the valley towards a Long Barrow burial site and an Iron Age Fort Leckhampton Camp just over a mile away.

The Romans later established a substantial strategic fort at nearby Gloucester around AD 48, which grew into a town and went on to be granted the status of one of only four administrative capitals in Britain by the Emperor Nerva in 96-98AD.

The neighbouring town of Cheltenham was settled several

hundred years later by the Anglo Saxons, but it was not until the end of the 18th century that the town rocketed to prominence following the discovery of mineral springs in 1716 and the subsequent promotion of Cheltenham spa water.

This prompted an influx of fashionable society and led to the flourishing of elegant regency architecture which the town is famed for.

Despite its proximity to both Cheltenham and Gloucester, Little Shurdington itself has remained an unspoilt rural settlement of modest size to this day, no doubt partly due to the steep rolling hills of the surrounding landscape.

CHEESEROLLING

The dramatic topography in this area provides the perfect setting for the historic local tradition of an annual cheeserolling competition which is held by the next-door village of Brockworth. A perilously helter-skelter affair where gutsy competitors from near and far gather every May bank holiday to chase an 8ld wheel of Double Gloucester cheese down the steep slope of Coopers Hill with the first person to reach the bottom claiming the cheese as their prize.

Grounds:

The pretty garden wraps around the house with clipped box topiary and lawned areas flanking the forecourt surrounding the front and side doors. An attractive landscaped south-facing walled garden sits at the back of the house. This enjoys formal raised flowerbeds and lawn with a swimming pool and a smart stone terrace which is perfect for summer dining and enjoys beautiful views of the Cotswold escarpment.

Outbuildings:

A substantial array of outbuildings provides a great degree of potential and flexibility.

The stable block, (previously used as offices), made up of three loose boxes as well as a tack room, corral and covered horse wash down sits in a courtyard to the back of the house. To the other side of the courtyard sits a two-storey brick garage and store. Subject to planning, these spaces could potentially be converted into additional separate accommodation.



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YEW TREE FARMHOUSE.

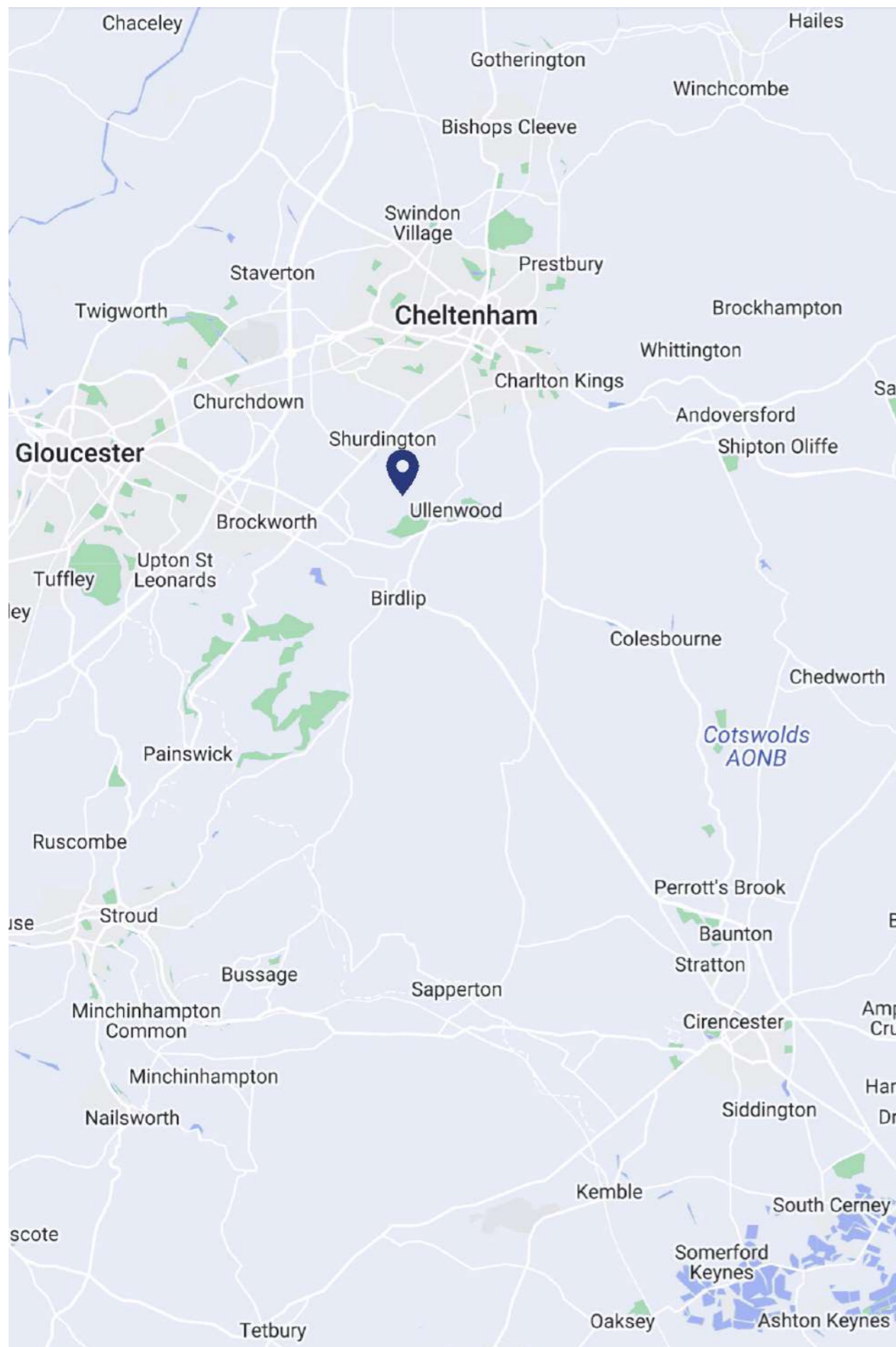


YEW TREE FARMHOUSE.









LOCALITY.

M5 (Junction 11a) 3 miles | Cheltenham Spa Station 4 miles
 Gloucester Station 6 miles

(Distances and time approximate)

Little Shurdinton enjoys a fantastic position with unspoilt country views and easy access to excellent amenities, transport links and schooling, all within a 15-minute drive.

The hamlet is set in the beautiful rolling hills of the Cotswolds AONB and there are plenty of scenic walking routes both on the doorstep and further afield in the Malvern Hills to the North and the glorious Wye Valley and Forest of Dean to the West.

The village of Shurdington is just over a mile away and provides immediate amenities including a village shop, a

post office, and several pubs.

Plenty of further amenities are on offer in nearby Cheltenham which has a wide variety of independent food shops, including butchers, bakers, delicatessens and award-winning restaurants, as well as a popular hub of boutique shops along the Bath Road.

The town is also home to several theatres and concert halls and hosts a large number of cultural festivals including The Cheltenham Music Festival, the internationally renowned Cheltenham Literary Festival and the Cheltenham Gold Cup races.

EXCELLENT SCHOOLS

This area is known for its first-class choice of schools. Shurdington C of E primary school is less than a mile away and Richard Pate's Grammar School, Cheltenham College, Cheltenham Ladies, St Edwards and Dean Close are all within a short drive.



Yew Tree Farmhouse, Little Shurdington, Shurdington, Cheltenham GL51 4TX

Approximate Area: 393.1 sq m / 4231 sq ft

Outbuildings: 153.3 sq m / 1650 sq ft

(Excluding Shed/ Carports)

Total: 546.4 sq m / 5881 sq ft

Including Limited Use Area (11.6 sq m / 125 sq ft)

Services: Mains electricity and water and drainage, oil-fired heating.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: Tewkesbury Borough Council. Tel: 01684 295010.

Postcode: GL51 4TX.

What3Words: brilliant.hops.vitals

Viewings: All viewings must be made strictly by appointment only through Blue Book.



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Photographs prepared in 2023.



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