



Orchard Rise, Link End Road, Corse Lawn, Gloucester

---

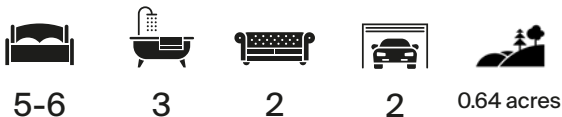
# An immaculate modern family home set in a generous south west facing plot with views of open countryside.

---

## Description

Standing prominently in the middle of its plot enjoying a glorious rural outlook to both the front and rear, Orchard Rise is a substantial detached family home located in the popular village of Corse Lawn. The house has been recently extended to make the most of its south-west facing aspect, at the same time being comprehensively refurbished to a very high standard. Now extending to approximately 3,619 square feet (to include the garage), the property is naturally very light, it enjoys super proportions and being predominantly open plan across the ground floor, is a very sociable home to live in. Improvements include the installation of photovoltaic panels to generate electricity which in turn compliment the addition of air source underfloor heating throughout the ground floor and the replacement of a septic tank in favour of a modern waste treatment plant. Along the rear of the house, with access from the sitting room and kitchen and views to the orchards beyond, is a superb sun terrace finished with subtle lighting that makes it perfect for entertaining. Integral to the house is a large double garage with room for workbenches and storage in addition to two large cars. Furthermore, there is a secure garden store which was originally built with other uses in mind.

The gardens wrap around all four sides of the house with mature hedge boundaries and a number of established trees ensuring an excellent level of privacy. Set well back from the lane, the front of the property is gated to the road. There is plenty of room for parking as well as scope to add further garaging subject to any necessary consents.





## Location

Corse Lawn is situated in the heart of the Severn Vale close to the fashionable Spa town of Cheltenham and the Cathedral City of Gloucester. Dotted along the common, local amenities include a highly regarded hotel, an excellent primary school and a well supported cricket club. The location is well known for its equestrian connections with an excellent network of bridal paths and footpaths leading from the common and quick access to nearby Hartpury Equine College.

M5 Junction 9 (N&S) 6 miles, Gloucester 9 miles, Ledbury 12 miles, Cheltenham 13 miles, Worcester 20 miles, Bristol 44 miles, Birmingham 45 miles, Oxford 58 miles, London 121 miles (Distances approximate).

## Property Information

**Tenure** Freehold.

**Guide Price** £1,200,000

**Services** Super fast fibre broadband. Mains water and electricity. Private recently installed waste treatment plant. Photovoltaic panels. Air source heating. Wood burner in the sitting room.

**Local Authority & Council Tax Band** Malvern Hills District Council. Tax Band E.

**EPC Rating** C







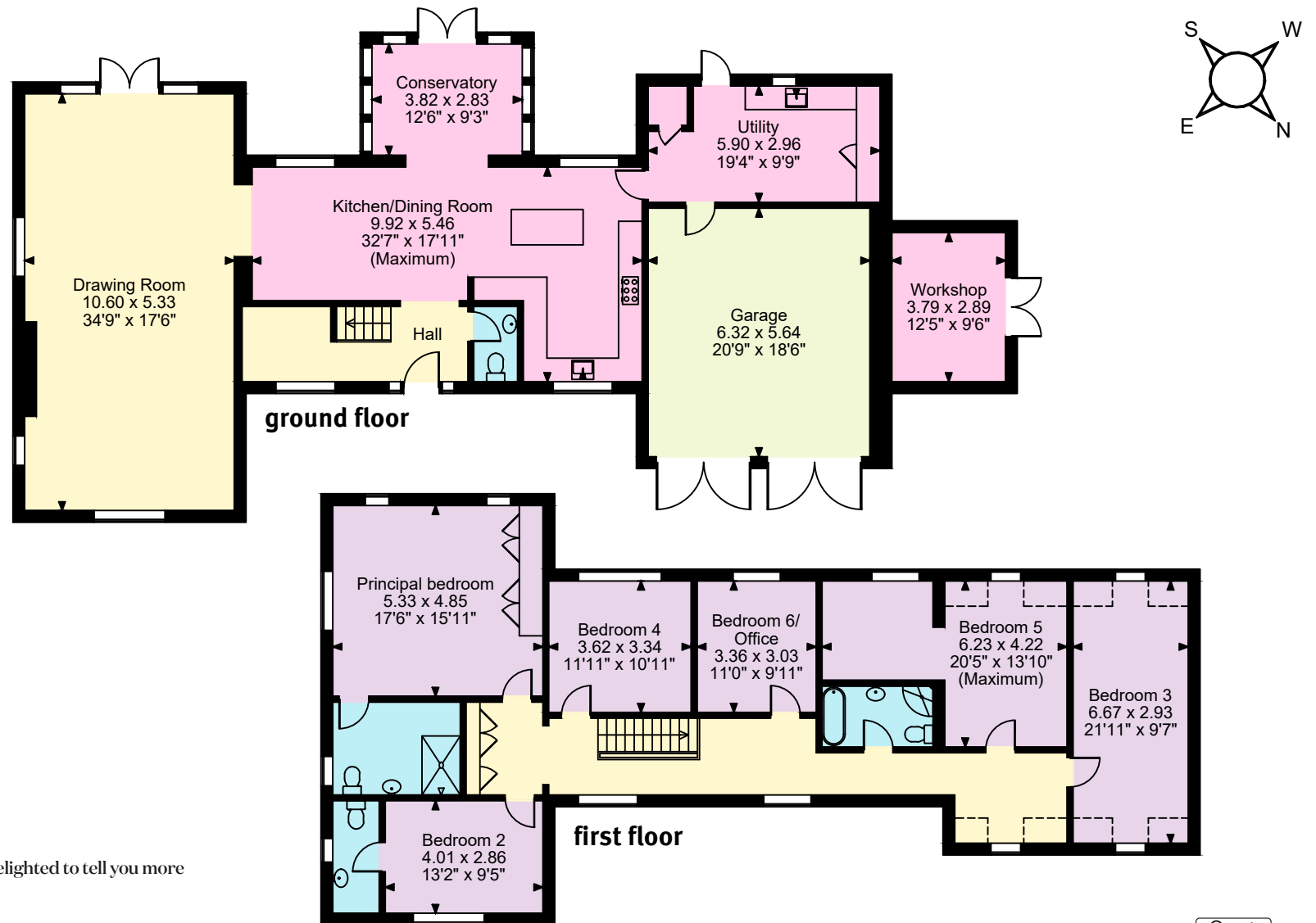
**Approximate Gross Internal Floor Area**

Main House: 288 sq.m / 3,095 sq.ft

Garage & Workshop: 49 sq.m / 524 sq.ft

Total: 336 sq.m / 3,619 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank Cheltenham**  
123 Promenade, Cheltenham  
Gloucestershire  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Tom Banwel**  
01242 246951  
[tom.banwel@knightfrank.com](mailto:tom.banwel@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing\\_help@knightfrank.com](mailto:marketing_help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.