



Covertside, Hasfield, Gloucester, Gloucestershire

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Located in a sublime and private rural setting, a substantial Victorian house with captivating views.

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## Location

Located in an elevated position high in the heart of the Severn Vale, a short drive from the fashionable Spa town of Cheltenham and the Cathedral City of Gloucester, the property occupies a spectacular elevated position in the heart of the Hasfield Estate close to the well-patronised villages of Ashleworth, Staunton and Hartpury. The property enjoys a stunning unspoiled rural location on the brow of a hill giving panoramic views across the rolling farmland that surrounds.

## Distances

Hartpury village 2 miles, Ashleworth village 2 miles, Gloucester train station 7 miles (London Paddington 120 mins), Cheltenham 13 miles, M5 J9 9 miles, Worcester 29 miles, Bristol 42 miles.

(Distances approximate).



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## Covertside

Almost impossible to spot from a distance yet with breath-taking views, this imposing period home occupies an enviable and most tranquil position within the Hasfield Estate, overlooking the Severn Vale and enjoying distant views back towards Cheltenham, the Cotswolds and May Hill to the south-west. Set in the middle of its plot with a gated sweeping driveway to the front, the property has been completely modernised to create a high quality, tasteful, functional family home with great proportions, character and wonderful natural light. Arranged over three floors, the house extends to approximately 5,269 square feet of useable living space with the principle rooms all benefitting from the captivating views and access directly to the gardens. The focal point of the house is the open plan kitchen/living/dining room where a bespoke set of kitchen units revolve around a large central island. The most recent addition to the original house, the living/dining space is a very light, triple aspect space with some of the best views in the house. There is a fully fitted library, a formal sitting room with an open fire, a separate study and a welcoming central reception hall that focuses on a charming fireplace complete with a wood burner. Practical spaces include a large boot room, a utility, plant room, various stores and a cloakroom.

On the first floor, the master suite includes a walk in wardrobe and a large bathroom. Three further bedrooms use two well appointed family bathrooms.

On the second floor, there is a large versatile landing space (currently used as a sitting room), two further bedrooms and a shower room.





## Garden and Grounds

Level gardens wrap around the property with a ha-ha bounding the lawns on two sides of the house and mature hedge and tree lines along the other two sides. Set away from the house there are a set of former stables, workshops and stores (extending to around 7,304 square feet) that make for great storage but also lend themselves to being re-purposed into garaging, home working spaces or even an annex subject to the necessary consents. The tennis court does now require refurbishment.

## Property Information

**Tenure:** Freehold.

**Services:** Air source heating. Mains electricity and water. Private waste.

**Local Authority:** Tewksbury Borough Council

**Council Tax:** Band G

**Postcode:** GL19 4LJ





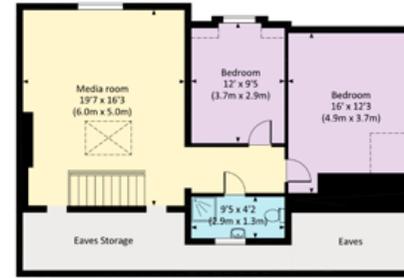
## Approximate Gross Internal Floor Area

5,481 sq ft / 509.2 sq m Inc. Eaves Storages

7,304 sq ft / 678.6 sq m Inc. Outbuilding



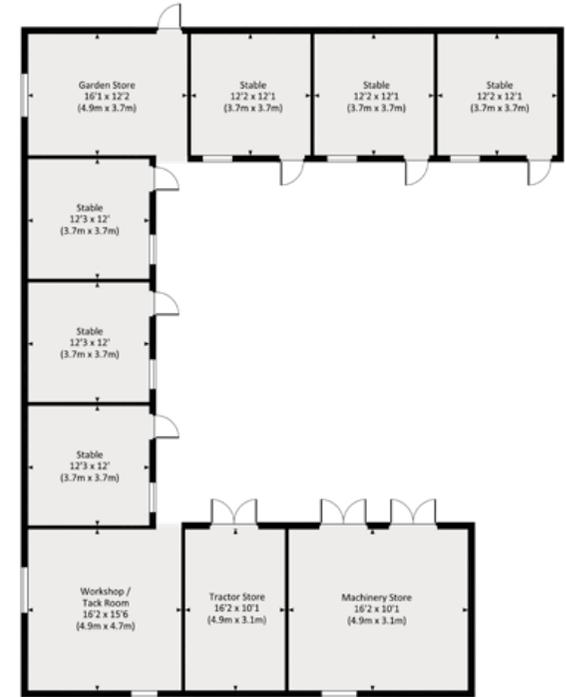
First Floor



Second Floor



Ground Floor



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.

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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.

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

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