



The Stalls

Bushley Green, Tewkesbury, Worcestershire





Located in an idyllic position, a beautiful Grade II listed family home set in three acres of pretty gardens and orchards.



Summary of accommodation

Main House

Ground floor: Porch | Entrance hall | Dining room | Kitchen | Walk-in pantry | WC | Utility room | Library | Drawing room
Principal bedroom | En suite | Dressing room | Studio

First floor: Five double bedrooms | Two bathrooms


Outside


Single garage/storeroom | Tractor barn | Traditional outbuildings | Mature orchard | Pond | Lawns and well-stocked gardens | Vegetable garden


Situation

(Distances and times are approximate).

Located on the edge of the village of Bushley Green, The Stalls falls within the beautiful privately owned Forthampton Estate on the Gloucestershire/Worcestershire border.

 Three nearby villages offer a fine food experience, choose from The Inn at Welland, the Butchers Arms in Eldersfield or the Corse Lawn Hotel.

 Whilst distinctively semi-rural the village is very accessible, with the nearby town of Tewkesbury only 3 miles. Cheltenham, Malvern and Worcester, with its wonderful cathedral and cricket ground are all within a comfortable 25-minute drive. In addition to Literary, Music, Science and Jazz festivals, Cheltenham hosts the very best in NH racing including the famous Gold Cup.

 Excellent schooling nearby includes Bredon School which is on the doorstep. Malvern has Malvern College and Malvern St James for Girls, whilst The Elms and The Downs prep schools are just the other side of the hill in Colwall. In Worcester there are the Royal Grammar and Kings Schools, and in Cheltenham, Dean Close, Cheltenham College and Cheltenham Ladies College.



The Stalls

Dating to around the 17th Century and Grade II listed, The Stalls is a handsome timber framed building that occupies a wonderfully secluded location at the end of a privately owned driveway, surrounded by open farmland.

The house extends to nearly 4,000 square feet (excluding outbuildings) over two floors and is offered to the market in great condition having been significantly improved after the current owners purchased in 2007. The house has lovely feeling with character features such as fireplaces and exposed beams. It is also well-proportioned throughout briefly comprising a kitchen/breakfast room with separate pantry, three reception rooms, a utility room, cloakroom, five bedrooms, 2 bathrooms and a further first floor WC. There is a large attic space that makes for great storage.

Towards the rear of the house with clear scope to easily become an annex, there is a generous ground floor bedroom suite complete with a dressing room and bathroom. Furthermore, attached but independently accessed, is a large home office which has previously been used as an artists' studio with consistent light due to the large north facing window.





FLOORPLANS

Approximate Gross Internal Floor Area
 Main House: 371 sq.m / 3,993 sq.ft
 Garage: 37 sq.m / 396 sq.ft
 Outbuildings: 43 sq.m / 460 sq.ft
 Total Area: 450 sq.m / 4,849 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.

PROPERTY INFORMATION

Outside

The cottage gardens are a particular feature of the property being very private and peaceful. In spring, the wild garden in front of the house is a sea of colour from March to the end of May. Anemones, chionodoxa and primroses are followed by narcissi, specie tulips, and snakeshead fritillaries, finishing with cowslips and quamash.

Surrounded by mature hedge and tree lined boundaries, there are colourful mixed borders, rolling lawns, a productive vegetable garden and a range of fruit trees. In front of the house, there is a large mature orchard of cider apple and quince trees, with grazing for sheep beneath.

Additional outbuildings include a substantial single garage/storeroom, a leanto potting shed, a brick chicken house with a large covered pen, a timber tractor shed, and a small red brick building formerly known as 'the Otterhound feeding shed'. All of the above are versatile spaces that offer the possibility of conversion, subject to the necessary consents.

There are no public rights of way across the property but there is good access to local footpaths and the surrounding countryside.

The driveway from the public road is privately owned by the Forthampton Estate and leads all the way down to Bredon School. The property has never flooded despite being within a short distance of the River Severn.

Property Information

Tenure: Freehold.

Services: Waste treatment plant. Mains water (via the Forthampton Estate pipes). Oil fired central heating. Mains electricity.

Local Authority: Malvern Hills District Council

Council Tax: Band G

EPC: F

Directions: Postcode: GL20 6AG





Cheltenham
123 Promenade
Cheltenham
GL50 1NW

Tom Banwell
01242 246 951
tom.banwell@knightfrank.com

knightfrank.co.uk

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 September 2024. Photographs and videos dated August 2024.

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