



The Grove

Sandhurst, Gloucestershire





A fine Grade II listed family home in the heart of the village.

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Summary of accommodation

Ground Floor: Sitting room | Drawing room | Study | Snug | WC | Utility | Kitchen | Two pantries | Two storerooms
Dining room | Garden room

Lower Ground Floor: Two Storerooms

First Floor: Principal bedroom | En suite | Dressing room | Two double bedrooms | WC | Double bedroom | En suite

Second Floor: Double bedroom | Dressing room | Single bedroom | Double bedroom | Attic room

Garden and Grounds

Greenhouse | Coach house | Storeroom | Stables | Workshop | Triple garage


Gardens and grounds approximately 3.1 acres


Situation


The village of Sandhurst is situated in the heart of the Severn Vale, just north of the Cathedral city of Gloucester, west of the fashionable Spa town of Cheltenham and within a short drive of the Medieval market town of Tewkesbury as well as the wider motorway network.


The village itself has a church and a cricket club whilst the neighbouring village of Norton has two public houses (one being a leisurely summer walk) and a primary school.


(Distances and times are approximate)


 Gloucester Quays retail outlet park. An excellent and varied range of high street and boutique and retail park shopping in Cheltenham. Convenience stores in Tewkesbury and a number of local farm shops.

 There are excellent independent schools nearby to include The Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham, Malvern College and The King's School, Gloucester. Grammar schools include Sir Thomas Rich's and The High School, Denmark Road in Gloucester and Pates Grammar School in Cheltenham.

 National Hunt Racing at Cheltenham. Theatres in Cheltenham, Malvern and Tewkesbury. Cheltenham cultural festivals including Jazz, Literature, Food and Science. Sailing club and marina at Tewkesbury. Premiership rugby at Gloucester. Gloucester Cathedral, exhibitions and concerts.

 Access to the surrounding countryside is very good with a number of bridle paths easily accessible.

 Excellent access to Worcester and Bristol via the M5 (junctions 10 North & 11 N&S), the A40 to Oxford and A417 to Swindon.

 Direct trains to London Paddington, Birmingham New Street and Bristol Parkway from Gloucester or Cheltenham Spa.

 International airports at Birmingham, Cardiff and Bristol (all approx. 60-80 minutes).



The Grove

Located in a very private position in the middle of the village, this handsome and imposing detached 18th Century family home comes to the market for the first time since 1987. Set back from the lane behind a high brick wall and gated, the driveway sweeps past the original coach house (still unconverted) round to the front of the house. The house extends to approximately 5,529 square feet, principally over two floors but with 3 additional bedrooms and attic rooms on the second floor and a cellar below. The accommodation is versatile, well-proportioned and enjoys an excellent level of natural light due to a combination of the south facing aspect and numerous large sash windows. Other charming period features including the main staircase, fireplaces in lots of rooms and beautiful exposed floor boards in the drawing room and master bedroom. Set well away from the house, the original coach house is a charming feature of the property. Currently used as garaging and storage, it presents an obvious conversion opportunity subject to the necessary consents. Planning consent (now lapsed) has previously been granted to convert this to a 2 bedroom cottage.







FLOORPLANS

Approximate Gross Internal Floor Area
Main House: 514 sq m / 5,529 sq ft
Outbuildings: 126 sq m / 1,361 sq ft
Total Area: 640 sq m / 6,890 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

Screened on all sides by mature tree lines, hedges or walls, the well-established gardens extend to approximately 3 acres. A more formal arrangement nearer the house with a number of pretty borders, the gardens are predominantly lawns dotted with specimen trees also including a tennis court, a heated swimming pool (now in need of updating), stabling, a greenhouse and a pretty pond. Services: Oil fired central heating. Mains waste, water and electricity. The property is Grade II listed. There are no public rights of way over the property.

Property Information

- Services:**
All mains services are connected
- Tenure:**
Freehold
- Local Authority:**
Tewkesbury Borough Council

Council Tax:
Band H

EPC:
Exempt

Listed:
Grade II

Postcode:
GL2 9NP

Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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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