

# Paxhill House

Churchend, Twyning, Tewkesbury





# A stunning Victorian former vicarage with a converted coach house annex, garaging and a tennis court, all set in around 3 acres of gardens with views to the Cotswolds.

Tewkesbury 3 miles, M50 J1 -1 mile, Cheltenham 12 miles, Gloucester 14 miles, Worcester 14 miles, Malvern 13 miles, Oxford 55 miles, Bristol 50 miles, London 120 miles  
(All distances are approximate)

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5-8	5-7	5

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## Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Sitting room | Kitchen/breakfast room | Garden room | 2 x WC | Study/library | Dining room  
Pantry | Utility

**Wine cellar**

**First Floor:** Principal bedroom | Dressing room | En suite | 2 Double bedrooms with en suites | WC | Large landing | Family room

**Second Floor:** Double bedroom | En suite | Double Bedroom | En suite bathroom | Games room/gym

## Coach House

**Ground Floor:** Double bedroom | En suite | Kitchen/living room | Utility room

**First Floor:** Sitting room | Double bedroom | En suite | Double bedroom

## Outside

Double garage | Outbuilding with WC

## Situation

(Distances and times are approximate)

The hamlet of Churchend occupies a position to the north of county on the Gloucestershire/ Worcestershire border close to the larger village of Twyning.



There are excellent communication links with Junction 1 of the M50 within 1.5 miles of the house offering direct access to the M5 north and southbound.



The regional centres of Birmingham, Bristol, Hereford, Cheltenham and Worcester are all within daily commuting distance, whilst there are regular rail links to London via Cheltenham, Worcester and Pershore (15 minutes away).

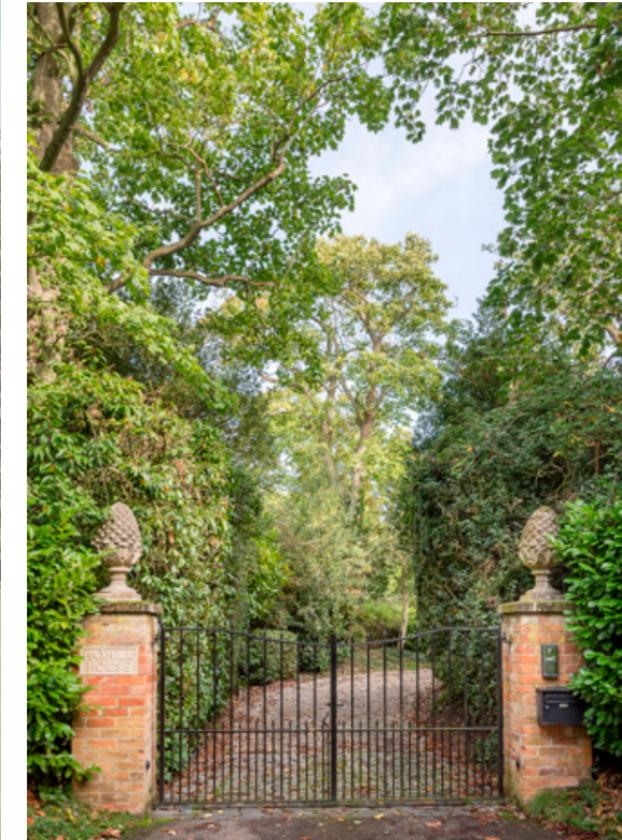


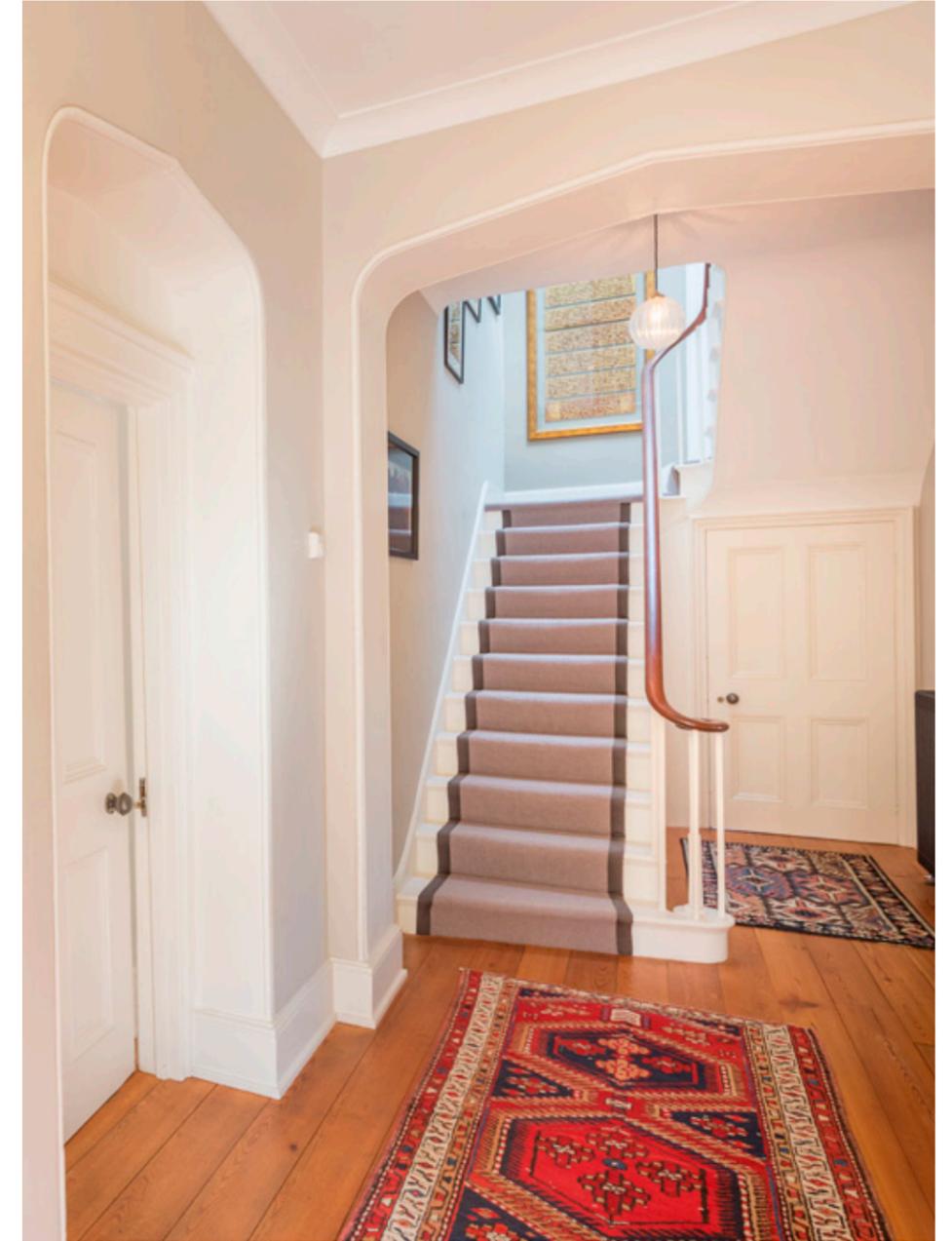
## Paxhill House

Surrounded by beautiful mature grounds, Paxhill House stands prominently within its plot set back from the lane behind gates and a tree lined boundary that makes it extremely private.

A wonderful and much loved family home, it extends to just over 5,500 square feet of accommodation arranged over three floors. Furthermore, the original coach house has been converted into a versatile and totally self contained 2-3 bedroom annex with a double garage attached.

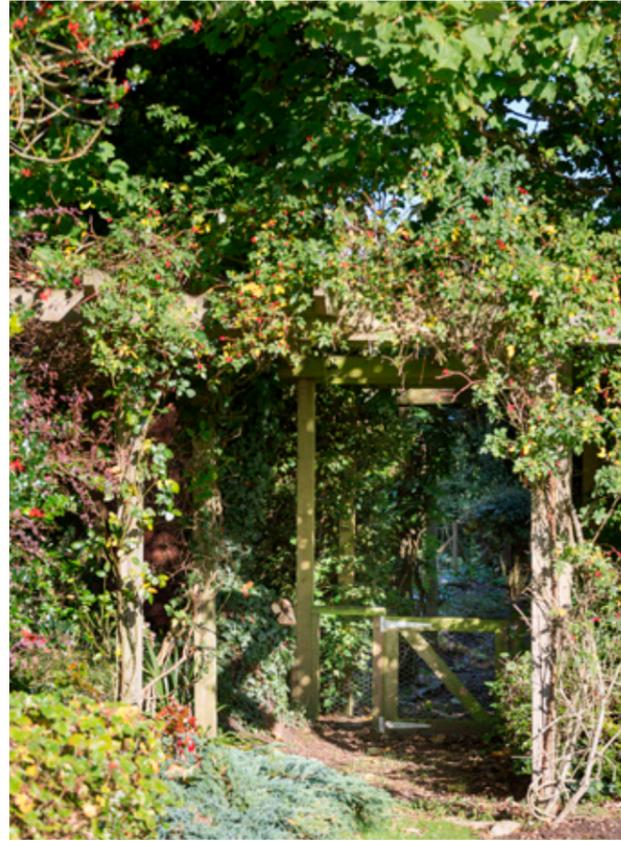
A charming Gothic-style portico provides a fitting entrance to this elegant home. The layout is well-balanced, with the primary formal living spaces situated on the south side of the house, creating an exceptional environment for entertaining when opened up.





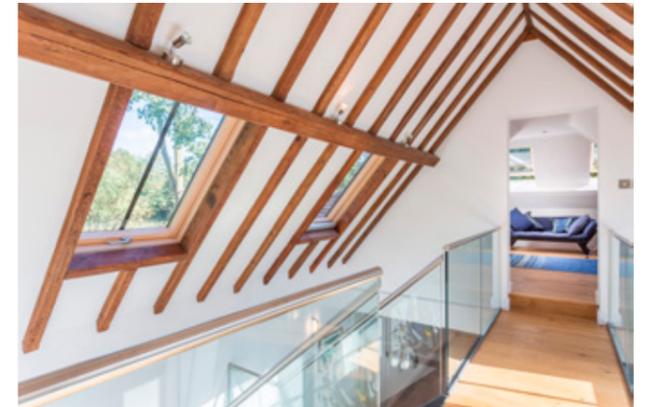






## Outside

The gardens of Paxhill House are a particular highlight with its expansive rolling lawns being enclosed by majestic specimen trees, including lime and horse chestnut.



## FLOORPLANS

Approximate Gross Internal Floor Area

Main House: 511 sq m / 5,501 sq ft

Coach House: 142 sq m / 1,530 sq ft

Garage/outbuildings: 56 sq m / 603 sq ft

Total: 709 sq m / 7,634 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



## Property Information

### Services:

- Waste to a private septic tank.
- Mains water and electricity.
- Oil fired central heating.
- Super fast fibre broadband connected.

### Tenure:

Freehold.

### Local Authority:

Tewkesbury Borough Council

### Council Tax:

Band H

### EPC:

Band E

### Postcode:

GL20 6DA

### Guide Price:

£2,500,000

### Viewings:

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



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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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