



Southfield House

Forthampton, Gloucestershire





A beautiful Georgian house situated in a peaceful location just outside the village with extensive secondary accommodation.

London 120 miles, Tewkesbury 3.5 miles, Cheltenham 12 miles, Ledbury 12 miles, Bristol 45 miles, Birmingham 54 miles.
(Distances and times approximate).

8+5	4+5	5+2

Summary of accommodation

Hall | Drawing room | Sitting room | Dining room | Family room | Study | Kitchen/breakfast room | Cloakroom

Eight bedrooms | Four bathrooms | First floor sitting room | Studio | Cellars | Wine store

Secondary accommodation

Converted barn: Open plan reception room | Kitchen | Games room | Five bedrooms | Five bathrooms

Outbuildings

Garaging | Extensive store rooms | Garden machinery stores | Listed Dovecote

Garden and Grounds

Partly walled garden | Paddock

In all about 4.57 acres

Situation

The nearby villages of Corse Lawn and Eldersfield are possibly better known, the latter for the highly regarded restaurant, The Butchers Arms. Whilst distinctively semi-rural the village is highly accessible, with the nearby town of Tewkesbury only 3.5 miles. A medieval town with a marina, it hosts various annual festivals and offers broader day to day facilities including shops, a doctor’s surgery, delightful inns, boutique shops and large supermarkets.

Gloucester and Cheltenham are the nearest regional centres, both within a comfortable 25-minute drive. Both provide a wealth of culture and activities, with a Cathedral in Gloucester and Cheltenham playing host to several highly acclaimed festivals including Music, Literature and Jazz and famous Gold Cup.

Excellent schooling nearby includes Bredon School which is on the doorstep, The Elms Prep School in Colwell, The Downs in Malvern, The Royal Grammar School and The King’s Cathedral School in Worcester, the renowned Malvern College, Malvern St James for girls as well as Dean Close, Cheltenham College and The Cheltenham Ladies’ College in Cheltenham.

Communications are excellent with junctions of the M5 and M50 motorways nearby; mainline rail services are available from Cheltenham, Gloucester, Tewkesbury and Worcester whilst Birmingham and Bristol International Airports are easily accessible as well.



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A Grade II listed Georgian house from the early 1700s, built for the Hayward family to compliment their landholding in the parish. In the mid 1700s it and their Estate was sold to the Yorke family of Forthampton Court. They continued to use the house and enlarged it on several occasions and at one time it was used as the Vicarage for the Parish church of St Mary. The present owners bought the house from the Estate in the mid 1980s and have enjoyed it as a family home for many years.

Quietly located outside the village along a country lane it enjoys magnificent southerly views over surrounding farmland.

The accommodation is arranged over three floors and is now in need of updating and improvement to bring it into the 21st century.

Many of the period features remain such as a wonderful staircase with twisted balusters, a set of venetian style windows, timber floors, panelling and door casements and an array of fireplaces.

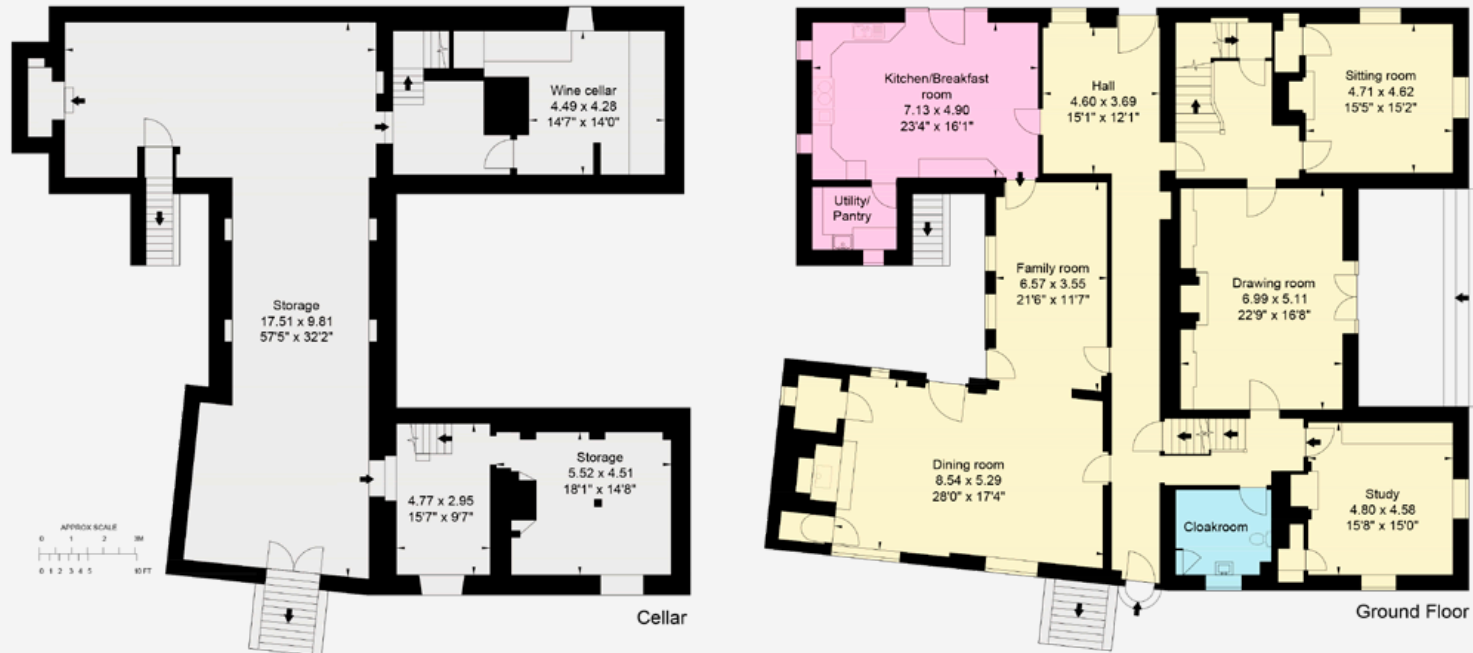
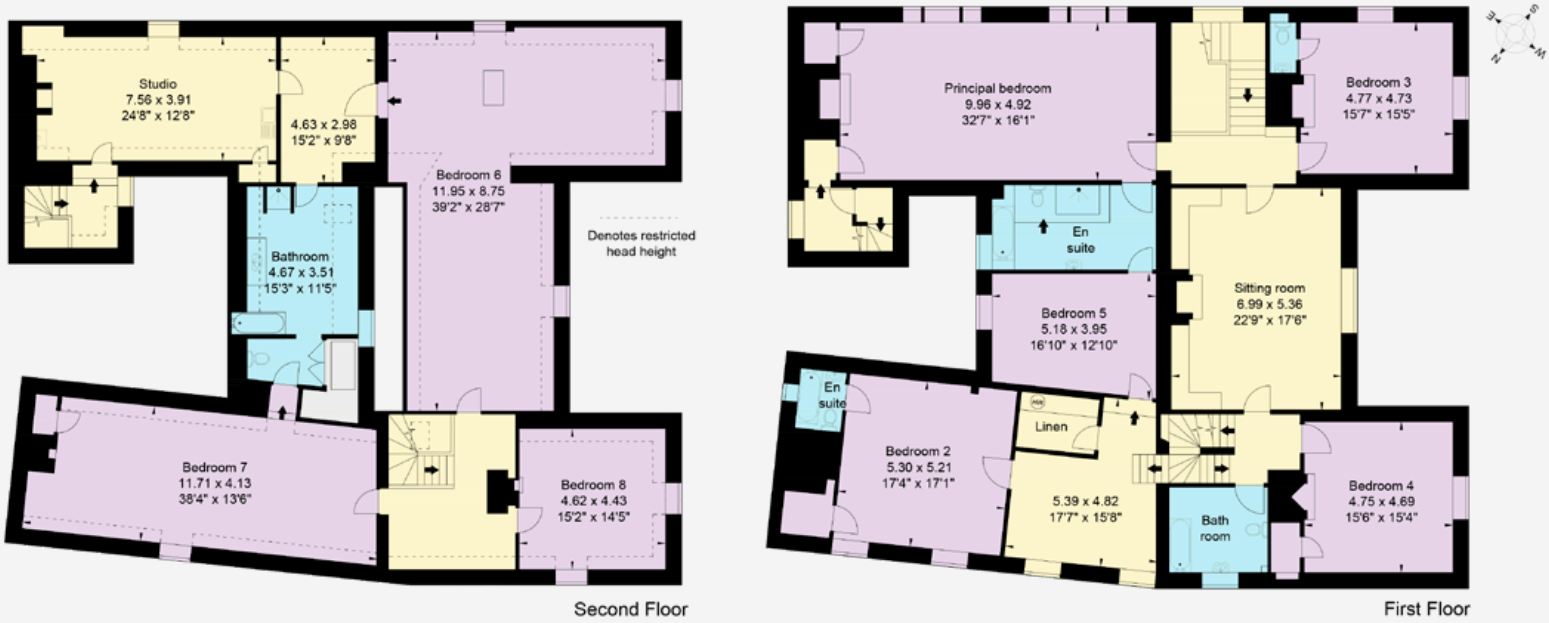
In addition to the main house is a large set of traditional brick barns that have been partly converted into secondary accommodation, a games room and further buildings that provide further potential.





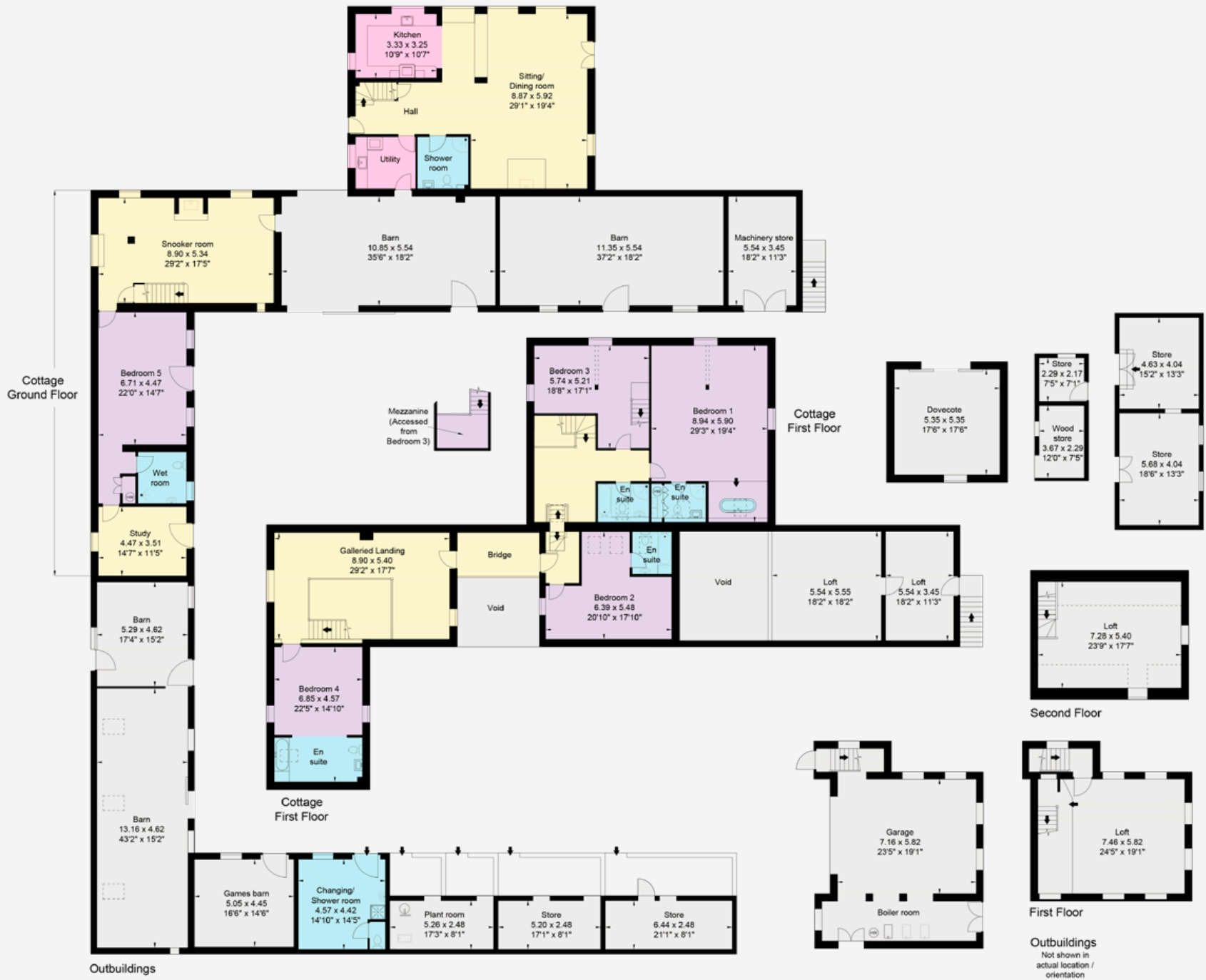
FLOORPLANS

Approximate Gross Internal Floor Area
House: 1,041 sq m / 11,207 sq ft
Cottage: 456 sq m / 4,910 sq ft
Outbuildings: 614 sq m / 6,610 sq ft
Total: 2,111 sq m / 22,727 sq ft
inc. restricted head height



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.

FLOORPLANS







Outside

Approached from a country lane, along a tarmac driveway which culminates at the front of the house door and the garaging.

The gardens mainly to the south and west of the house, walled and providing well stocked borders and views over the surrounding farmland.

Beyond the house and gardens is a paddock of about 2.5 acres.





Property Information

Services:

Mains water and electricity. Private drainage

Tenure:

Freehold.

Local Authority:

Tewkesbury Borough Council

Council Tax:

Band H

Listing:

Grade II

Postcode:

GL19 4RA

what3words:

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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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Particulars dated August 2024. Photographs and videos dated July 2024.

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