



THE GABLES

GL20



THE GABLES, WESTMANCOTE

Set in an idyllic position beneath the gentle slopes of Bredon Hill. The home retains charming period features, seamlessly blended with modern comforts and finishes to create a stylish and welcoming family home.



Local Authority: Wychavon District Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000



LOCATION

Westmancote is a highly sought-after hamlet nestled on the lower slopes of the stunning Bredon Hill, within the Cotswold Area of Outstanding Natural Beauty. Known for its tranquil setting, charming character, and breath-taking countryside views, Westmancote offers the perfect blend of rural seclusion and accessibility.

For commuters, Westmancote is well connected. The M5 motorway (Junction 9) is easily accessible, providing fast links to Cheltenham, Gloucester, Worcester, and Birmingham. Rail services from Ashchurch for Tewkesbury and Cheltenham Spa offer direct trains to London Paddington, Birmingham, and Bristol.









ACCOMMODATION

At the heart of the home is a stunning open-plan kitchen and reception area, extending to an impressive 34 feet. This space is designed for both family life and entertaining, centred around a large island and Aga, with a generous dining area at the far end. A newly constructed conservatory provides a link to the former coach house, where stairs lead to a spacious open-plan first floor—ideal for use as a home office, studio, or guest suite.

The formal drawing room, with its original fireplace, stone mullion windows, and working shutters, enjoys a dual south-westerly aspect overlooking the gardens. A second sitting room offers flexibility as an additional reception space, playroom, or snug, the fireplace fitted with a modern wood burner and large windows that flood the room with natural light.







Other very practical spaces include a home office, a utility room and a cloakroom.

The cellar stairs lead to two fully tanked and very useful rooms, one currently used as very accessible storage and the other is fitted out as a very cool bar/party space!





BEDROOMS AND BATHROOMS

The property includes five well-proportioned bedrooms and three beautifully appointed bathrooms, arranged across the upper floors. Each room is thoughtfully designed to capture light and character, creating a calm and elegant living environment.



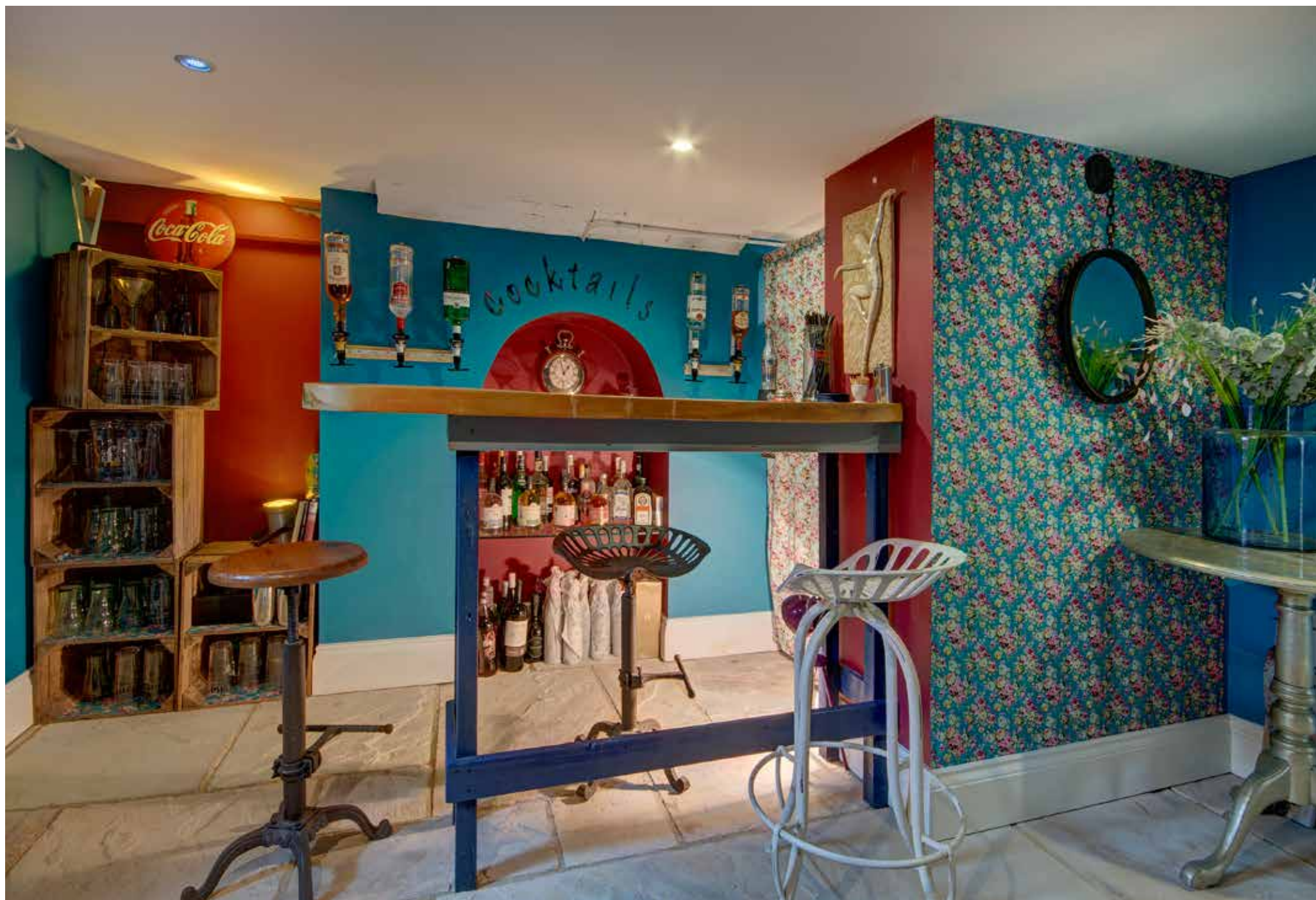




SERVICES

Services:

Mains waste, water, electricity and gas are connected. A hard wired CCTV system. A recently installed well provides pumped water to the cottage garden business. Available by separate negotiation and otherwise set to be removed, there is an EV charging point and currently an array of solar photovoltaic panels located at the far end of the paddock/plot.





OUTSIDE

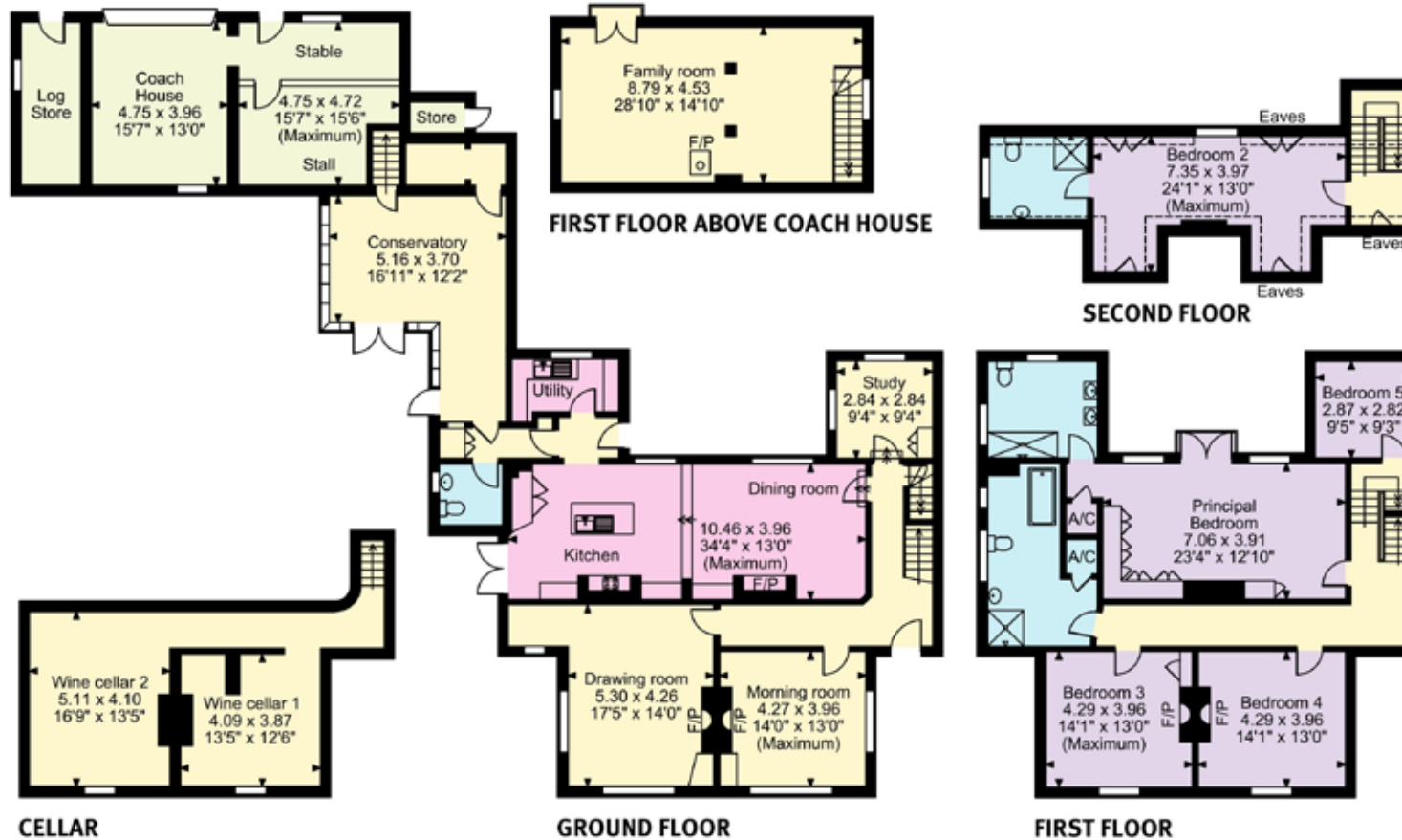
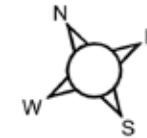
The exterior spaces are equally impressive, with a beautifully planted walled garden located off the kitchen, providing a secluded suntrap throughout the year. Additional grounds include an area of former orchard and a small versatile partly fenced paddock. Various outbuildings including log stores and the original coach house (currently used for storage but suitable for garaging) also lend themselves to being converted into more accommodation subject to the necessary consents. There is a hard standing for a field shelter or stabling subject to any necessary consents. The land would need to be appropriately fenced for livestock. There are NO public rights of way across the property.







Westmancote, Tewkesbury
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 394sq.m (4,233sq.ft)
Coach House = 19sq.m (203sq.ft)
Stable & Stall = 21sq.m (223sq.ft)
Log Store = 8sqm (89sq.ft)
Total = 442sq.m (4,748sq.ft)
 Quoted Area Excludes 'External W.C.'



Approximate Gross Internal Area = 394 sq m / 4,233 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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