

Vicarage House




Longney, Gloucestershire





An impressive former Vicarage in a commanding position with six bedrooms, studio, stunning grounds and far-reaching views in every direction.

Frampton on Severn 4 miles | Gloucester 7 miles | M5 (J12) about 4 miles
Stonehouse railway station about 8.6 miles (London Paddington from 88 minutes) | Stroud 12 miles | Cheltenham 17 miles
Bristol 30 miles (All distances and times approximate).

		
6	2	4

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/breakfast room | Drawing room | Study | Dining room | Office
Utility room | Cloakroom/WC | Cellars
First Floor: Bedroom with en suite bathroom | Four further double bedrooms | One more bedroom
Dressing room | Family bathroom | WC


Garden and Grounds


Studio | Triple car port | Workshop | Stables | Garden Store | Gardens | Paddocks
In all about 8.53 acres


Situation


(Distances and times are approximate)


Vicarage House is located between the rural villages of Longney and Hardwicke, approximately 7 miles southwest of the historic centre of the City of Gloucester.


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Frampton on Severn (4 miles), Quedgeley (3.5 miles), Gloucester (7 miles) and Stroud, with its excellent Farmer's Market (12 miles).
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The Red Lion, Arlingham | The Ship Inn, Saul | The Bell Inn, Frampton | The Anchor Inn, Epney
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M5 (J 12) 4 Miles and A38 3.5 miles
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Gloucester mainline 7 miles– Paddington from 100 mins
Stonehouse 8.6 miles – Paddington from 88 mins.
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Cotswold Hills, Minchinhampton and Stinchcombe Hill
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Longney Church of England Primary Academy, Frampton on Severn Primary School, Good secondary education in both Gloucester and Stroud, together with Wycliffe College, Beaudesert Park, Cheltenham Colleges and others near Bristol and Bath.
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Cheltenham, Bristol and Bath.
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Racing at Cheltenham and Bath. Eventing at Badminton. Hunting with The Berkeley. Prestige Equestrian Centre. Polo at Beaufort and Cirencester.
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Walking and cycling on the network of footpaths and byways along the River Severn and Cotswold escarpment. Skiing at Gloucester Ski and Snowboard Centre. Premier Rugby at Gloucester.



The Property

A striking former Victorian vicarage, a short distance from the unspoilt rural village of Longney, Vicarage House is not listed and believed to date back to 1869, a house laid out for modern family living with a blend of classic elegance. This beautifully presented home has three reception rooms accessed from a spacious central reception hall as well as an office. Over two floors are six bedrooms, a dressing room (bedroom 7), two bathrooms and a Cloakroom/ WC. Generous and light living spaces, character features throughout, and stunning views across open countryside in all directions – ideal for family living and entertaining.

Located just a few miles from the M5 the property enjoys a peaceful rural seclusion, it also benefits from excellent road and rail connections. Vicarage House is a distinguished country retreat offering privacy, charm, and modern convenience in a sought-after Gloucestershire setting.







FLOORPLAN

Approximate Gross Internal Floor Area = 360.8 sq.m / 3883 sq ft
Cellar = 18.2 sq m /196 sq ft
Studio = 62.34 sq m / 671 sq ft
Outbuildings = 43.76 sq m / 471 sq ft
Total = 485.1 sq m / 5221 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.



Outside

Within the grounds is an elevated versatile studio building with panoramic views, three car port spaces, stabling and stores. Formal lawns, gravelled paths and a sensational collection of specimen weeping trees surround the house. There is also a hard tennis court, pond and paddock. A short walk from the house is a separate paddock.

Property Information

Tenure: Freehold

Services: Mains water and electricity, private drainage, and oil fired central heating.
Broadband – Hardwire via BT and mobile devices.
Gigaclear at the end of the drive (not connected)

Local Authority: Stroud District Council

Council Tax: Band G

EPC: F

Guide Price: £1,485,000

What3words: /// fancy.prefer.digit

Postcode: GL2 3SH

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP. 01285659771





Cirencester

One Market Place

Cirencester

GL7 2PE

Rupert Sturgis

01285 882 001

rupert.sturgis@knightfrank.com

[knightfrank.co.uk](https://www.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 May 2025. Photographs and videos dated May 2025.

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