



The Old Vicarage
Church Lane | Moreton Valence | Gloucester | Gloucestershire | GL2 7NB

FINE & COUNTRY

THE OLD VICARAGE

Tucked away on a peaceful no-through road, The Old Vicarage is a charming red brick Victorian home, surrounded within mature gardens and the benefit of an adjoining paddock. The property spans two floors, radiating charm and showcasing a wealth of period features throughout.

KEY FEATURES

- Charming Victorian home with period features
- Four good-sized reception rooms
- Five generous bedrooms, all with built-in storage
- Family bathroom, separate cloakroom and downstairs shower room
- Quiet no-through road with views across the open countryside
- Mature gardens
- Double garage and ample parking
- Stables and paddock







STEP INSIDE

The ground floor offers a variety of versatile living space including an entrance hall, sitting room with fireplace and dual aspect views, second reception room/study, a dining room with bay window, kitchen with a utility area, third reception room currently used as a generous boot room, pantry, and a downstairs shower room.

Two staircases lead to the first floor which comprises of five spacious bedrooms, all of which feature built-in wardrobes. Completing this level is a family bathroom and a separate cloakroom.























STEP OUTSIDE

Outside the property has a spacious gravel driveway offering ample parking for multiple vehicles. The level gardens surround the house, predominantly laid to lawn, and adorned with mature beds, shrubs, and trees that create a picturesque and serene landscape. This elegant property is perfectly poised to offer both historical charm and modern functionality.

The property also benefits from a secure paddock with a wooden stable block, ideal for keeping animals. Additionally, a red brick double garage, formerly a coach house, sits to the left of the main residence, providing excellent storage or potential for conversion (subject to the necessary planning permissions).



LOCATION

Moreton Valence is ideally situated for convenient access to Bristol (approximately 29 miles away). Nestled beneath the Cotswold escarpment, the village offers scenic walks and bridle paths with stunning views toward Haresfield Beacon, one of the highest points in the Cotswold Hills.

Nearby attractions include sailing and cricket on the picturesque village green at Frampton-on-Severn. For everyday needs, local shopping and both state and private schools are available in Stonehouse, just three miles away. More extensive recreational, educational, and shopping amenities can be found in Stroud, Gloucester, and Cheltenham.

Additionally, the nearby village of Whitminster boasts a charming family-run independent garden centre, featuring a variety of personal and garden gifts alongside a large restaurant and two further public houses 'The Old Forge Inn' and 'The Whitminster Inn'. During the year there are also a number of pop up shops and markets for people to enjoy.





KEY INFORMATION



Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil fired central heating and LPG gas for the cooker. Septic tank. There are costs associated with the LPG gas, oil, and septic tank so please contact the agent for further information.

Tenure – Freehold

Property Type – Detached Victorian house

Construction Type – Standard – brick & tile

Council Tax – Stroud District Council

Council Tax Band G

Parking – There is a double garage and off-road parking space for at least 10 cars

Mobile phone coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – Ultrafast FTTP Broadband connection available- we advise you to check with your provider.

Agents Note – As this is the original village vicarage, please be aware there is a covenant on the property which prohibits the sale of alcohol or to be used for gambling on the premises. If you would like any further information, please speak directly with the agent.

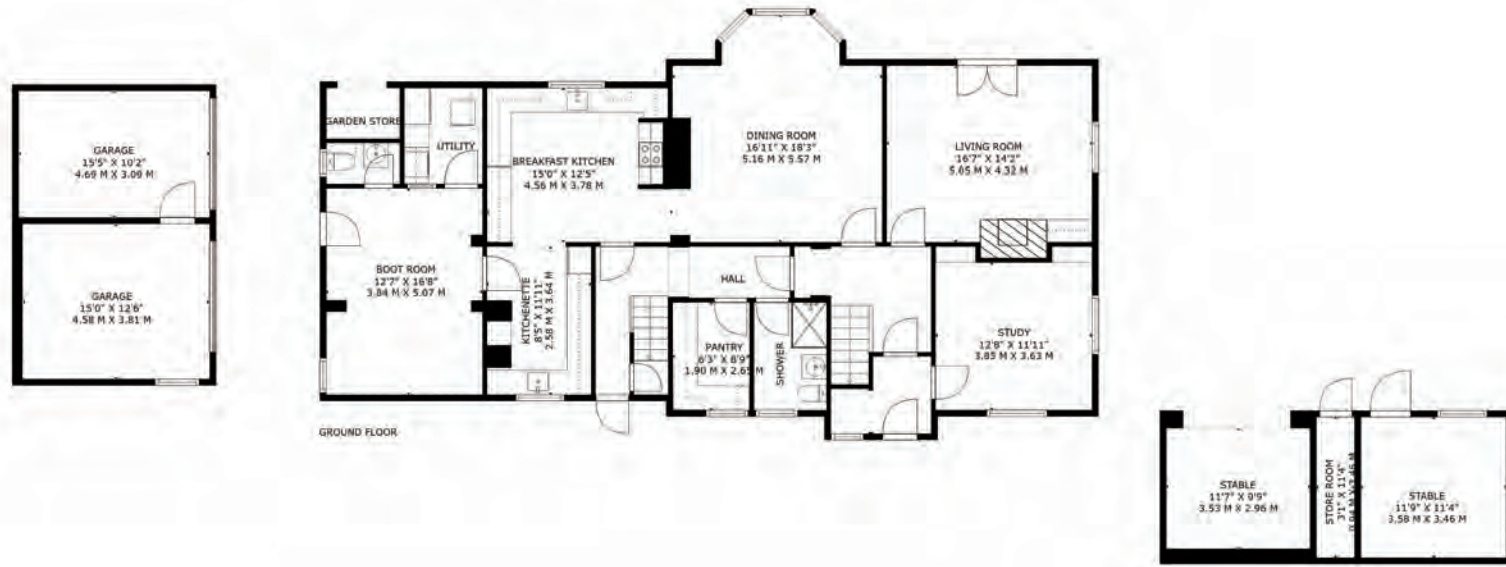
Directions – postcode: GL2 7NB. What3words: ///expansion.detained.deployed.

Viewing Arrangements – Strictly via the vendors sole agents Fine & Country Cheltenham, Gloucester & Tewkesbury on 01242 650974..

Website – For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



GROSS INTERNAL AREA: 3017 sq ft, 280 m2
 GARAGE & STABLE: 592 sq ft, 55 m2

OVERALL TOTALS: 3609 sq ft, 335 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 18.12.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



ABIGAIL SUTCLIFFE

PARTNER AGENT

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I am a Partner Agent for Fine & Country covering the Cotswolds, Cheltenham and surrounding Gloucestershire areas. I have worked within the property industry since 2010, both in sales and lettings, which has given me a wide range of knowledge and experience. I have a hands-on approach with extensive expertise in the local area and have successfully navigated every stage of the selling and buying process to enable the best possible outcome for my clients.

Property is a real passion for me and in my home life my husband and I have successfully renovated four properties. My friends and family mean the world to me and when I'm not working I spend as much time with them as I can, exploring the local area.'

Testimonials:

'Abi was instrumental in the sale of my property in Cheltenham town centre. It had been on the market for some time with another agent with limited interest from their prospective buyers. I changed agents to go with Abi based on a recommendation and couldn't have been happier with the service. There were potential buyers lined up and all conversations had with the interested parties were incredibly well communicated. Even when there were some hiccups along the way with conveyancing and lease details, Abi helped make the process go smoothly with her handling of the sale. Many thanks!'

'Abigail, was very professional and informative, always keeping me in the loop of progress. They were very accommodating as I wanted to visit the property numerous times. A truly professional service. Fantastic. Well done all!'

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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