



Foxfield
The Green | Churchdown | Gloucester | Gloucestershire | GL3 2LF

FOXFIELD



An exceptional period residence with panoramic views.



ACCOMMODATION SUMMARY

Nestled in an enviable position on the upper slopes of Churchdown Hill, this substantial 17th Century detached family home commands spectacular views across the picturesque Severn Vale. Steeped in history, the property seamlessly blends timeless charm with elegant living, showcasing an abundance of period features, including exposed beams, traditional fireplaces, and intricate detailing. The beautifully proportioned accommodation offers a warm and inviting atmosphere, providing both space and comfort. With its captivating surroundings and rich heritage, this exceptional home presents a rare opportunity to enjoy the perfect harmony of historic character and modern family living.

KEY FEATURES

- Drawing room with magnificent views
- Open-plan kitchen/dining area leading onto the balcony
- Four beautifully proportioned bedrooms
- Three bathrooms
- Generous off-road parking
- Stunning mature gardens
- Outdoor covered seating area with log burner and a bar
- Vacant possession



STEP INSIDE

Ground Floor

Upon entering, this inviting reception hall sets the stage for the home's warm and welcoming atmosphere. Leading off from here is a beautifully appointed drawing room, where exposed beamed ceilings and a charming bay window frames breathtaking views of the surrounding open countryside, creating a cosy yet elegant space to relax.

An elegant and versatile formal dining room/study/family room adds to the character of the home, featuring striking beams that enhance its warmth and appeal. This flexible space is perfect for entertaining, working from home, or unwinding with family. At the heart of the home lies a stunning open-plan kitchen, thoughtfully designed with an island, breakfast bar, and spacious dining area.

Expansive doors open onto a balcony that overlooks the gardens, providing an idyllic setting for al fresco dining while enjoying exquisite panoramic views.

Completing the ground floor is a well-equipped utility room, offering additional storage and functionality, along with a modern shower room for added convenience.











SELLER INSIGHT

“ When we first came across Foxfield, we were immediately drawn to its location - close to both work and family - but what truly excited us was the potential to extend and update the property. Over the years, we've done just that, making the most of this charming home while preserving its historic character.

Living here has been a joy throughout the seasons. In the colder months, nothing beats curling up in the lounge with the wood burner glowing, while summer evenings are best spent outdoors simply enjoying a drink by the fire, soaking in the spectacular views. The house's standout features have become central to our lifestyle - the large, raised decking area, the shack and bar with an additional patio, and the newly extended kitchen diner, all of which make entertaining a delight.

Foxfield dates back to the 1800s and retains many original features that add to its character and warmth. While we are not experienced gardeners, we've really enjoyed pottering around outside, planting here and there, and making the most of the space. It has been a wonderful home for hosting gatherings, both indoors and out, with the shack and the kitchen diner always at the heart of the action.

One of the things we've cherished most is the sense of community. The residents of The Green are all incredibly welcoming, making it easy to feel at home. The location itself has also been a huge advantage. Equidistant between Cheltenham and Gloucester, it offers easy access to the motorway network, a fantastic local pub within walking distance, great schools, and even a fabulous golf course just two miles away, which regularly hosts events.

Foxfield has seamlessly supported our daily routines and lifestyle. Whether it's working from home, unwinding in the lounge, or spending time outdoors, there's always a perfect spot for every occasion. The combination of indoor comfort and well-utilised outdoor spaces has made it a truly special place to live.

To anyone lucky enough to call Foxfield home in the future, our advice would be simple - make the most of both the indoor and outdoor spaces, just as we have over the years. This home has so much to offer, and embracing everything it has to give will make for an incredibly rewarding living experience.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor

The first floor of Foxfield offers two generously proportioned bedrooms, each offering comfort and charm. The standout principal bedroom features a spacious dressing area, an en-suite bathroom, and glazed doors that open onto a sun balcony, perfect for enjoying the picturesque views. The second bedroom is dual aspect and also enjoys breathtaking views.









Second Floor

Two additional well-sized bedrooms provide ample accommodation for family or guests, all served by a stylish and modern family bathroom. Thoughtfully designed, this floor offers both privacy and practicality, making it an ideal space for restful living.



STEP OUTSIDE

The property benefits from ample off-road parking, providing space for multiple vehicles with ease. The beautifully landscaped gardens are a true highlight, featuring sweeping lawns, a variety of mature trees, and well-established planting that creates a tranquil and picturesque setting.

Garden Studio

A delightful brick-built studio offers a versatile space, perfect for use as a home office, creative studio, hobby room, or peaceful garden retreat.

Outdoor Entertaining Area

Designed for hosting and relaxation, the dedicated outdoor entertaining space includes a stylish bar, making it ideal for al fresco dining and social gatherings in a stunning natural backdrop.







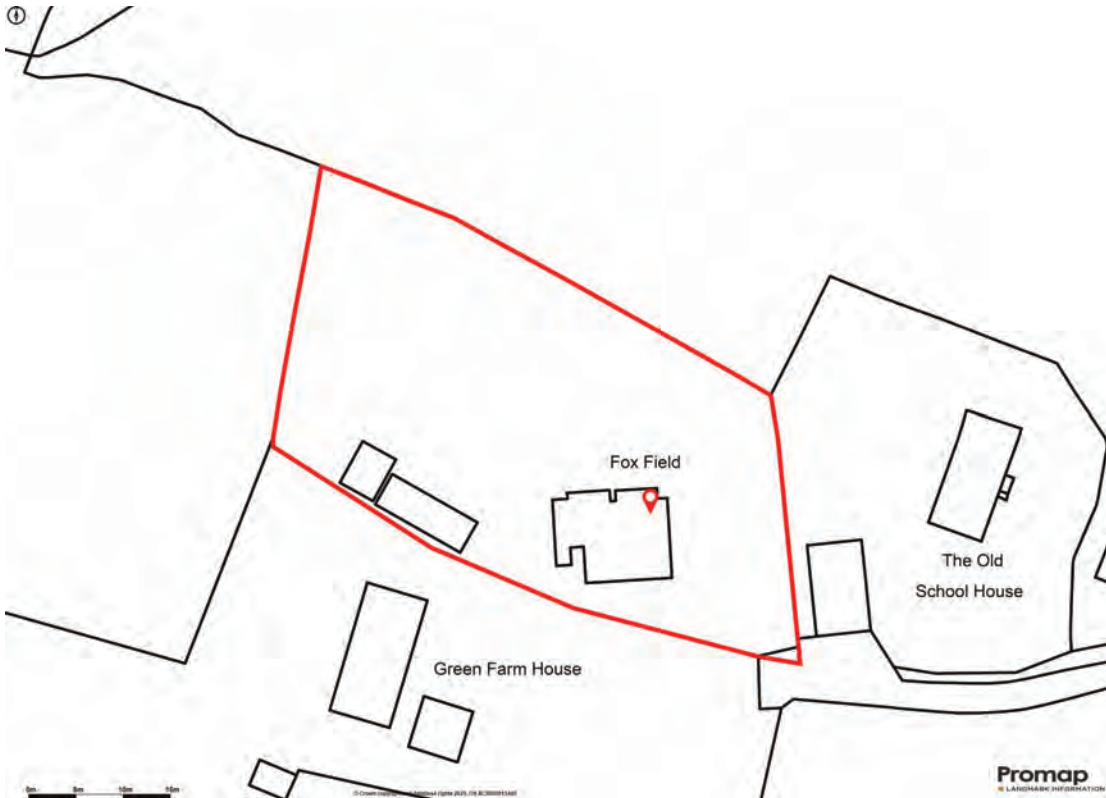
LOCATION

Churchdown lies between the historic cathedral city of Gloucester and the elegant Regency town of Cheltenham. The nearby Churchdown Hill, also known as Chosen Hill, rises to 154 meters above sea level, providing stunning panoramic views of the Cotswold escarpment, the Malvern's, and the Severn Vale. While excellent transport links via the M5, A40, and A417 offer easy access to Bath, Bristol, Oxford, and the Midlands.

The area boasts strong educational options in both the state and private sectors. Churchdown itself has several primary schools and two secondary schools, while nearby independent schools include The King's School in Gloucester, Wycliffe College in Stroud, and Cheltenham's renowned institutions - Cheltenham College, Cheltenham Ladies' College, and Dean Close. Grammar schools can also be found in Gloucester, Cheltenham, and Stroud.

For a more extensive selection of shopping, dining, and cultural experiences, the vibrant regional hubs of Gloucester and Cheltenham are just five miles away. Cheltenham is renowned for its charming boutiques, prestigious schools, and a calendar of celebrated festivals. For leisure, residents can enjoy Brickhampton Court Golf Club, as well as football, rugby, tennis, and bowls clubs within the village.





KEY INFORMATION

Services, Utilities & Property Information

Utilities – Mains electricity, water, gas, and drainage.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick & tile

Council Tax – Tewkesbury Borough Council

Council Tax Band F

Parking – Off-road parking for approximately 6 cars.

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

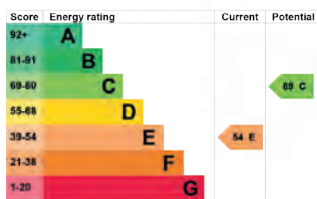
Internet connection - Ultrafast FTTC Broadband connection available- we advise you to check with your provider.

Directions: What3Words - estate.images.hands

Viewing Arrangements – Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974. kathryn.anderson@fineandcountry.com.

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





Total area: approx. 215.9 sq. metres (2324.3 sq. feet)

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 02.04.2025





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*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service.

"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."

"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"

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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