



Main Street, Dumbleton, WR11 7TG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An exciting and rare opportunity to purchase this distinctive Grade II listed home with beautiful landscaped gardens. The Old Rectory is a testament to timeless elegance and historical charm with a wealth of original features. The property enjoys an enviable position in the heart of the picturesque village of Dumbleton and has been designated as an Area of Outstanding Natural beauty, forming part of the Conservation Area.

In brief, the property offers five bedrooms, three reception rooms, two bathrooms and a detached double garage block with office space. This substantial period home is set over three floors offering in excess of 3200 sq ft of accommodation with a grand approach via the impressive sweeping driveway. The grounds expand to approximately half an acre, boasting tranquillity and countryside living at its finest.





Key Features

- CHARMING GRADE II LISTED VILLAGE HOME
- OVER 3200 SQ FT OF ACCOMMODATION OVER THREE FLOORS
- EXCEPTIONAL GROUNDS AND LANDSCAPED GARDENS
- NESTLED IN THE HEART OF DUMBLETON
- WEALTH OF ORIGINAL FEATURES
- RARE OPPORTUNITY TO PURCHASE
- FIVE BEDROOMS, THREE RECEPTION ROOMS, TWO BATHROOMS
- DETACHED GARAGE WITH CONVERTED OFFICE SPACE

Guide Price
£995,000

LOCATION

The sought after village of Dumbleton lies on the northern slopes of Dumbleton Hill between the Cotswold escarpment and Bredon Hill. The village benefits from a church, highly regarded cricket club and Dumbleton Hall which is of historic interest. The Cotswold villages of Broadway and Winchcombe are both within close proximity (approx. 5 miles) and the closest main town is Evesham (approx. 6 miles).

LIVING ACCOMMODATION GROUND FLOOR

Entrance

A Cotswold stone arched porch to front doors leads you to a spacious hallway showcasing the exceptional galleried landing and staircase. The floors are exposed wood and there is a useful under stairs cupboard space.

Sitting Room

Featuring a Cotswold stone inglenook fireplace, exposed beams and dual aspect windows.

Dining Room

A delightful entertaining space with a Cotswold stone feature fireplace and useful cupboard to the side.

Garden Room

The dining room leads to a bright garden room understood to have been built in the 1980's with exposed timbers, Cotswold stone walls and quarry tiles, overlooking the enclosed garden with French patio doors.

Kitchen

The quarry tiled floors further extend to the well-equipped kitchen with plenty of wooden base and wall units, an integral oven and hob. The oil-fired boiler is housed in the tiled fireplace.

FIRST FLOOR

Defining original features continue through the first and second floors such as exposed beams that add both character and warmth to each living space.

An impressive timber galleried landing leads to;

Main Bedroom

A generous size room with dual aspect windows overlooking the front gardens and a built in wardrobe.

Second Bedroom

A double bedroom with dual aspect windows boasting great natural lighting overlooking front and rear gardens.

Bedroom / Laundry Room

Single bedroom with useful built in cupboard. Currently used as a laundry room with plumbing for washing machine and tumble dryer.

Bathroom

Cast iron bath with shower over, w.c. and hand wash basin.

SECOND FLOOR

Landing

Making an ideal study / office space.

Bedrooms

Three further well-proportioned bedrooms, one of which has plenty of fitted wardrobe space.

Bathroom

Cast iron bath, w.c., hand wash basin and eaves storage.

OUTSIDE

A stunning approach via a sweeping driveway set in a Cotswold stone wall. There are an array of mature trees such as ornamental cherry trees, shrubs and flowers (including a "white flower" border) amongst the greenery in the front gardens.

The driveway leads to the double garage with up and over doors. The garage has been part converted but its versatility presents a canvas of possibilities with potential to be converted into additional living space, guest suite, home office or hobby room. The current office space also houses a cloakroom.

The rear enclosed garden has been thoughtfully designed and is home to a well-loved woodland area with meandering paths. The woodland area serves as a haven for hedgehogs and birds, a sanctuary for local wildlife. More mature trees, shrubs and hedges keep the garden enclosed, a terrace offers plenty of outdoor seating along with a well built hut with outdoor dining table.

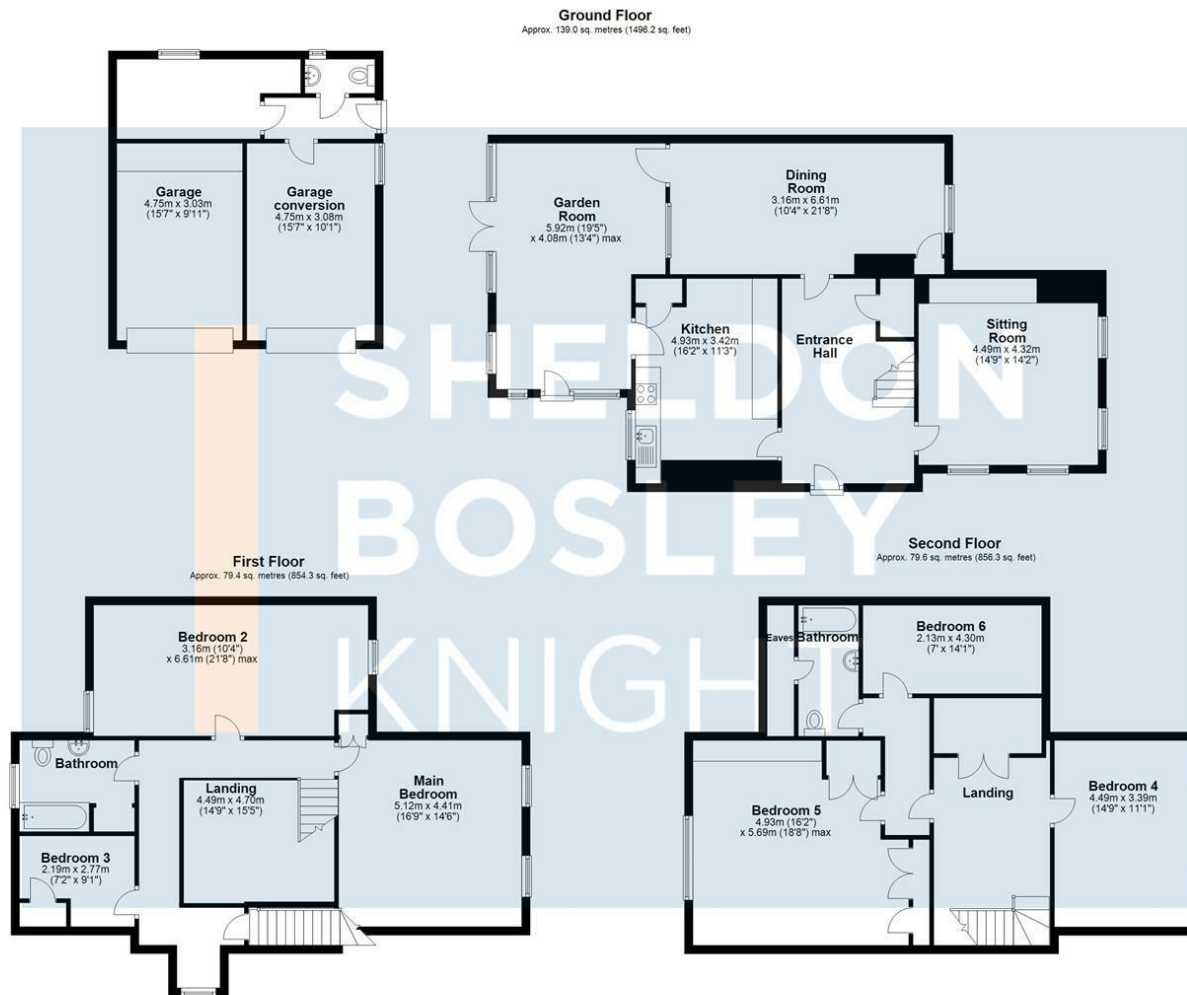
HISTORICAL FACTS







Floorplan



Total area: approx. 297.9 sq. metres (3206.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only. Plan produced using PlanUp.



EPC Rating -

Tenure - Freehold

Council Tax Band - G

Local Authority
Tewkesbury

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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