



## CHAMBERS COURT

Longdon | Tewkesbury | Gloucestershire | GL20 6AS

HUGHES **HS** SEALEY

# CHAMBERS COURT

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Chambers Court was purchased by the current owner in 2015 and under his custodian, the property has undergone a full restoration and renovation and so today, we present to the market this magnificent Grade II listed, Jacobean style ten-bedroom family home, set within 34 acres of formal gardens, paddocks and woodland.







## Welcome to...

### CHAMBERS COURT

- A truly remarkable renovation and restoration of this wonderful Grade II listed Jacobean style family home
- The property enjoys ten bedrooms, arranged over two floors, all enjoying superb, extended views to the surrounding countryside
- Internal square footage is in excess of 11,000 square feet, whilst the garaging, outbuildings and cellar increase the total size to over 14,300 square feet
- The property sits within grounds of approximately 34 acres, featuring formal gardens, paddocks and woodland
- The ground floor comprises three formal reception rooms, a kitchen/breakfast room, garden room, study, scullery, utility/laundry and orangery
- The master bedroom benefits from an en suite shower room and separate dressing room
- There are six additional bedrooms, two of which are en suite, and a family bathroom to the first floor
- The upper level comprises three further bedrooms, a shower room and finally, the cinema room
- Externally the home enjoys a series of outbuildings to include two garage blocks, potting shed, log store and cellar to the main home
- A truly stunning setting and undeniably exceptional home. This complete package must be viewed to be fully appreciated

# Seller Insight...

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Chambers Court is a spacious house but one that exudes warmth and a welcoming atmosphere. Each room provides function and enjoyment in equal measure and, following extensive decoration and sympathetic modernisation, I enjoy spending time in every room in the house. The decorative choices for each room mean no two are the same, nor are any bland and uninteresting. Traditional features have been preserved, but behind the scenes, modern technology provides the latest home entertainment.

“The gardens are equally diverse and the Victorian walled garden to the back of the house is a delight. The diversity of fruit trees, plants and cut flowers make it a special place to spend time. Enclosed on three sides by a high red brick wall, with subtle downlighting around the perimeter, the walled garden is a quiet place with lawns, raised beds, a huge greenhouse, an orchard and many types of fruit bearing plants.

“The dining room with westerly views through the floor-to-ceiling windows provides an amazing atmosphere for dinner parties for twenty or more guests. In the summer, the sunsets make for a stunning view to the Malvern Hills and the pink sky behind, and in the winter, the large fireplace ensures the room is full of warmth and atmosphere. It's a great space for smaller dinners too and has provided the perfect setting for many evenings with family and friends.

“The views from the garden to the west and onwards to the Malvern Hills are stunning, particularly on a summer's evening. However, the view from the end of the drive, looking eastward towards the house 400m away, under the tree canopies and across the grassland has to be my favourite. Turning into the drive to this view of the substantial stone front of the house is something I always appreciate. A close second is the woodland walk through our private forest, connecting onto a public footpath at the perimeter of the estate.

“We will miss the warmth and the versatility of the house. Even with big groups, the house never struggles to accommodate everyone comfortably. It does this in the winter, in big warm rooms, and it does so competently in hot summers, remaining cool inside its large stone structure. It is a house that makes you enjoy living there, whatever the event and whatever the season.”

*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.*







## Location...

Longdon is a village situated approximately five miles outside of Tewkesbury. The village enjoys a country pub, The Hunters Inn, a village church, countryside walks and a wonderful view of the Malvern Hills. The larger towns of Tewkesbury and Upton-upon-Severn provide a wide range of amenities to include banks, supermarkets, restaurants, public houses and of course riverside walks.

Within close proximity to the village is a wealth of excellent state and independent schools to include, Eldersfield Primary, Bredon School, Hanley Castle High School, The Elms School, Malvern College and Cheltenham College. As well as excellent schooling, Cheltenham offers an abundance of exceptional restaurants, bars and shops and regularly holds festivals to include: Jazz, Literature, Science and Music. Cheltenham is also home to the world famous "Gold Cup", which is held at Prestbury Park.

“ My most memorable event is the completion of the extensive stone masonry and restoration, after three years of scaffold erected around the outside of the house! When unveiled as the scaffold was taken away, the transformation was finally visible and the feeling that another few hundred years of life had been breathed back into the fabric of the building was very emotional!”









# Step inside...

## CHAMBERS COURT

Welcome to Chambers Court, a wonderful example of a Grade II listed, Jacobean style family home which has been meticulously restored and renovated since the current owner took possession in 2015. Offered for sale with no onward chain, the home – which sits in circa 34 acres of formal gardens and paddocks – is beautifully presented, having been completed to exacting detail and as such, is ready to move into and enjoy.

Offering over 11,000 square feet of internal space, which increases to in excess of 14,300 square feet once incorporating the property's outbuildings, the home enjoys a stunning vista to the front elevation across the property's own grassland and onto the Malvern Hills, which ensures the homeowner spectacular views and sunsets.

Approached via its own 400m driveway, which was fully refurbished in 2022, one arrives at the front parking area, or alternatively to the courtyard and garaging located to the side of the home, which is tastefully hidden away by natural stone walling.

Inside, Chambers Court enjoys an impressive central entrance hall where a sweeping staircase leads to the upper accommodation, whilst doors and openings lead to the multitude of reception rooms the home provides.

To the ground floor are three formal reception rooms, comprising of the drawing room, which enjoys a large, central bay window allowing one to appreciate views over the formal garden located to the side of the property, the sitting room, located to the front of the home and finally to the impressive dining room, which comfortably holds a table capable of entertaining parties in excess of twenty people.

Further rooms to the ground floor include the study, utility and garden room, which is located just off the kitchen/breakfast room and provides access to the orangery.

Completing the floor is the highly impressive kitchen/breakfast room which features everything one could ask for, from the huge gas range cooker, full size fridge and freezer, separate wine and champagne fridges, dishwasher, central island and underfloor heating, which is zonally controlled and which is continued into the garden room and orangery. The room enjoys views to the private and enclosed rear garden which features a wealth of mature fruit trees. A door from the kitchen/breakfast room leads to the rear lobby, which in turn gives access to the scullery and private parking area, located to the side of the house.

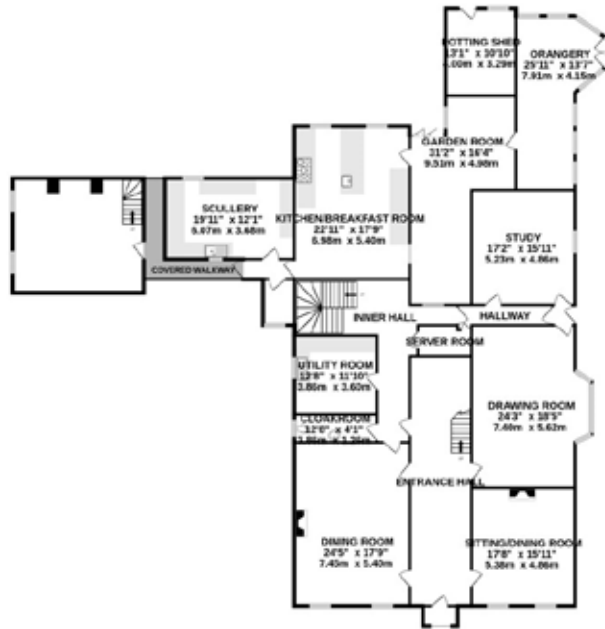
On the first floor are seven beautiful bedrooms with the principal bedroom enjoying super, elevated views from the large bay window. Furthermore, the principal bedroom benefits from a private dressing room and en suite shower room, completed with Grohe fittings, as are all the bathrooms in the property. Of the remaining six bedrooms on the floor, the guest bedroom benefits from an en suite shower room whilst the remaining bedrooms have use of either the four-piece family bathroom or three-piece family shower room. All rooms enjoy nice views with the three bedrooms located to the front of the home overlooking the Malvern Hills, whilst two other bedrooms face onto the rear garden.

The first floor also offers the ability to utilise part of the accommodation as a self-contained flat for any family or staff members.

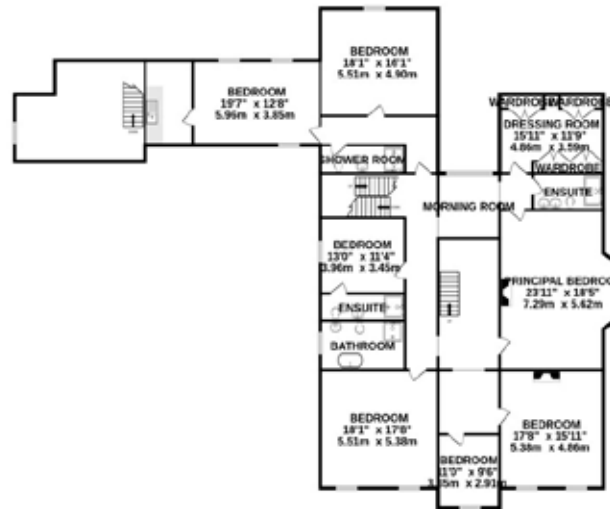
On the upper floor are three further bedrooms, all of which comfortably accommodate king size beds. The floor is completed by a family shower room and finally the 4K, Dolby Atmos cinema room, which is something that must be experienced to be fully appreciated. The home benefits from a state-of-the-art home automation system that provides music throughout the house, control of the numerous TVs, management of the central heating system, security cameras and alarm, and the extensive external lighting. There is also a commercial grade fire detection system installed throughout the property. The heating and electrical systems in the property have been fully upgraded during the recent renovations.



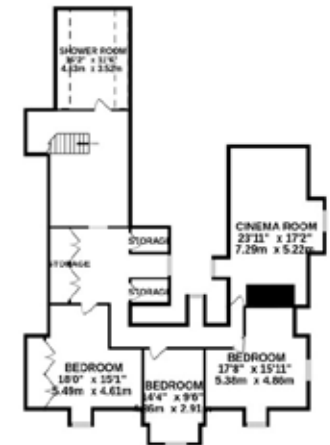
GROUND FLOOR



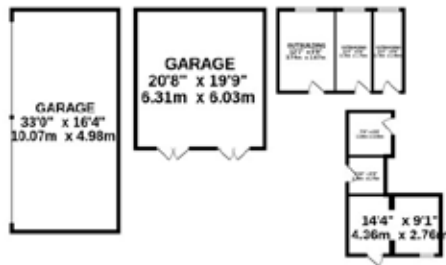
FIRST FLOOR



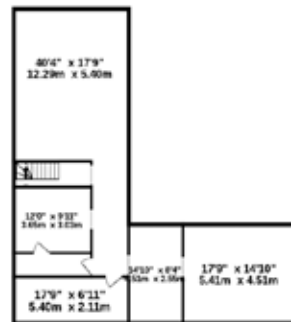
SECOND FLOOR



OUTBUILDINGS



CELLAR



APPROXIMATE AREA = 1030 sq m / 11,087 sq ft  
 Cellar = 143 sq m / 1,539 sq ft  
 Garages = 94 sq m / 1,012 sq ft  
 Outbuildings = 65 sq m / 700 sq ft  
**TOTAL = 1,332 sq m / 14,338 sq ft**  
 (Excluding Log Store)  
 Including Limited Use Area (15.8 sq m / 170 sq ft)

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 an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





















# Explore outside...

## CHAMBERS COURT

In the courtyard, to the side of the home is a series of outbuildings, including a triple garage and a number of storage sheds, all of which benefit from light and power. Fitted to one of the buildings is an electric vehicle charging point. Water is also available within the courtyard, and in several other locations around the gardens, including inside the greenhouse. Extensive, but subtle exterior lighting ensures the house is beautifully lit from all elevations, with further lighting in the courtyard and walled garden.

To the front and side of the property are lawns which surround the home, and are enclosed by mature trees. Within the side garden and with westerly facing views to the Malvern Hills is the recently added hot tub and decked terrace, and adjacent to this, the all weather tennis court that has recently been fully refurbished.

The Victorian rear garden is enclosed by a traditional red brick wall and within the enclosed space is a paved seating area, a vegetable garden, greenhouse, boxed hedge pathways, maturing fruit trees and a wonderful selection of soft fruit bushes.

The total grounds for Chambers Court are in the region of 34 acres with the majority being laid to paddock, which is currently being grazed and managed by a local farmer.

Chambers Court also enjoys two sizeable areas of woodland, located to the south and north/west boundaries, containing private footpaths that later connect to public rights of way once beyond the perimeter of the estate.

In summary, Chambers Court has been lovingly restored and beautifully cared for, with the current owner over the last nine years replacing a large proportion of the external fabric of the building, including fully retiling and insulating all roofed areas, alongside undertaking intensive internal remodelling, to include the installation of a modern hi tech Control 4 Smart Home System.

Any person or persons lucky enough to take possession of this superb property can be assured that this near 200 year old home, will certainly be here in another 200 years, for multiple generations to enjoy.

### SERVICES

- Oil central heating system
- Mains water, mains electricity
- Private drainage system by way of a treatment plant centre
- Council Tax Band H – Malvern Hills District Council

### DISTANCES TO:

• Birmingham Airport	53 miles	1 hr
• Bristol Airport	62 miles	1 hr 23 mins
• Heathrow Airport	112 miles	2 hr 9 mins
• Cheltenham Train St	14 miles	29 mins
• M5, Junction 9	6.2 miles	12 mins
• M50 Junction 2	9.0 miles	13 mins
• Tewkesbury	5.0 miles	10 mins
• Oxford	56 miles	1 hr 31 mins
• Worcester	16 miles	27 mins

### DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 6AS. Upon arriving, proceed along the driveway where you will then locate the home.





# HUGHES SEALEY

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Hughes Sealey is an independent estate agency, established in 2017 by Directors Craig and Amanda, which has become synonymous with the successful selling of prime residential property throughout Cheltenham and the neighbouring towns and villages found within Gloucestershire and Worcestershire.

Hughes Sealey is known for its blend of creative and intelligent marketing, so ensuring that its clients' homes are presented to the largest audience. Utilising online technology, professional marketing services and over 70 years of selling experience, it ensures that your property stands out to attract the right buyer.

Within Hughes Sealey, you will find a positive, enthusiastic and very professional team of people who have a wealth of experience in the selling of residential property throughout Gloucestershire and Worcestershire. They understand that the buying and selling of property, whilst being extremely exciting, can also be stressful at times, so are always on hand to help and guide you. Priding themselves on exceptional customer service, integrity and honesty, they are confident that you will be delighted with the services offered during every step of the process.





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