



THE OLD RECTORY

Coberley, Cheltenham, Gloucestershire



OCCUPYING AN ELEVATED AND PRETTY POSITION ON THE EDGE OF THE VILLAGE

A strikingly attractive Grade II listed Georgian former Rectory with fabulous views over the beautiful Cotswold countryside.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Morning room | Kitchen/breakfast room | Pantry

Lower Ground Floor: Sitting room | Billiard room | Wine cellar | Two bedrooms

First Floor: Principal bedroom | Four further bedrooms | Dressing room | Playroom

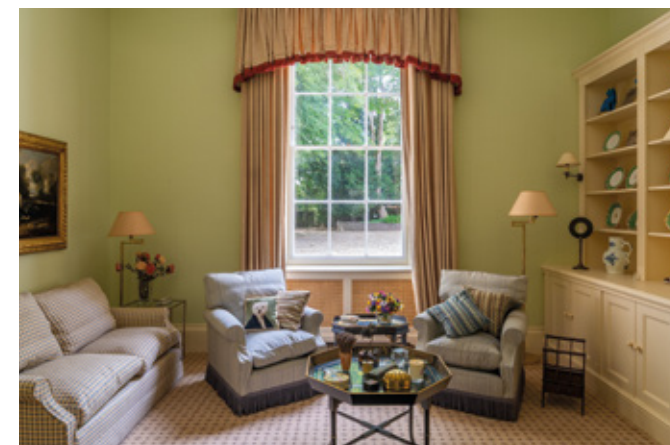
Annexe: Utility/boot room | Study | Bedroom | Garden store | Open fronted garage

Outbuilding: Garden store | Carport

Formal gardens | Tennis court | Swimming pool | Garaging | Machinery store | Paddock

In all about 5 acres

Distances: Cheltenham (Central) 4 miles, Cheltenham Train Station 4.5 miles, M5 motorway 6 miles, Cirencester 11 miles
Stow-on-the-Wold 15 miles, Swindon Train Station 25 miles, Oxford 40 miles, London 93 miles
(All distances and times are approximate)



LOCATION

Located four miles south of the highly regarded Spa town of Cheltenham, the picturesque village of Coberley sits in the heart of the Cotswold Area of Outstanding Natural Beauty, overlooking the Churn valley; the River Churn is a tributary of the Thames.

Within the village, there is a very popular primary school whilst Cheltenham is within a 10 minute drive and offers an extensive range of cultural opportunities, a variety of schooling options (private and grammar) and a complete range of amenities. Furthermore, a short walk away through the lanes, the neighbouring village of Cowley hosts the Cowley Manor Hotel and Spa as well as the Green Dragon gastro pub with its deli and farm shop.

Elkstone Studios (a collection of converted barns) is 5 minutes drive away; a dynamic hub with office and co-working spaces as well as a bakery, café, butchers, design studios, fashion boutiques, hairdressers and fitness facilities including padel tennis and a gym.

Education: Nearby Cheltenham schools, to mention just a few: Cheltenham College, Cheltenham Ladies', Dean Close, St Edward's and Pate's Grammar.

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A graceful late Georgian former Rectory built in ashlar stone in the early 1800's. In fact, the current Rectory was built in 1826 Regency period; its predecessor reputedly sheltered Charles II in 1651, disguised as a groom, during his escape after the Battle of Worcester. The house is a wonderful example of a classical country house in a beautiful position with its attractive gardens and grounds of about 5 acres. The house offers elegant symmetry, high ceilings, and abundant natural light from large sash windows. Internally, the house has previously undergone a comprehensive, but sensitive restoration retaining its period detail and charm, while modern touches and understated improvements complement the original architecture and design. Please refer to the property summary and the floor plan for the extent and arrangement of the accommodation.







Approximate Gross Internal Area
House: 666 sq m (7,166 sq ft)
Flat: 53 sq m (570 sq ft)
Attached Garages/Garden store: 97 sq m (1,043 sq ft)
Outbuilding: 63 sq m (680 sq ft)
Total: 879 sq m (9,459 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

Outside, the gardens and grounds surround the house providing for a secluded setting with far-reaching views to the south. A drive sweeps in through automatic gates to a parking area to the front of the house. Around the house, the gardens are laid to level lawns with herbaceous borders with wonderful views.

Additionally, there is a tennis court and swimming pool. Beside the drive is garaging and a store.





PROPERTY INFORMATION

Tenure: Freehold.

Viewings: Viewings strictly by appointment through Knight Frank.

Fixtures and Fittings: All fixtures, fittings and garden statuary which may exist are excluded from the sale.

Services: Mains water supply, mains drainage, mains electricity, oil fired heating. Broadband services are connected (Gigaclear superfast fibre-optic broadband is installed to the entrance gate awaiting connection to the property by the purchaser if required).

Wayleaves, Easements and Rights of Way: The property is offered for sale subject to and with the benefit of all rights of way both public or private, all easements and wayleaves whether specifically referred to or not.

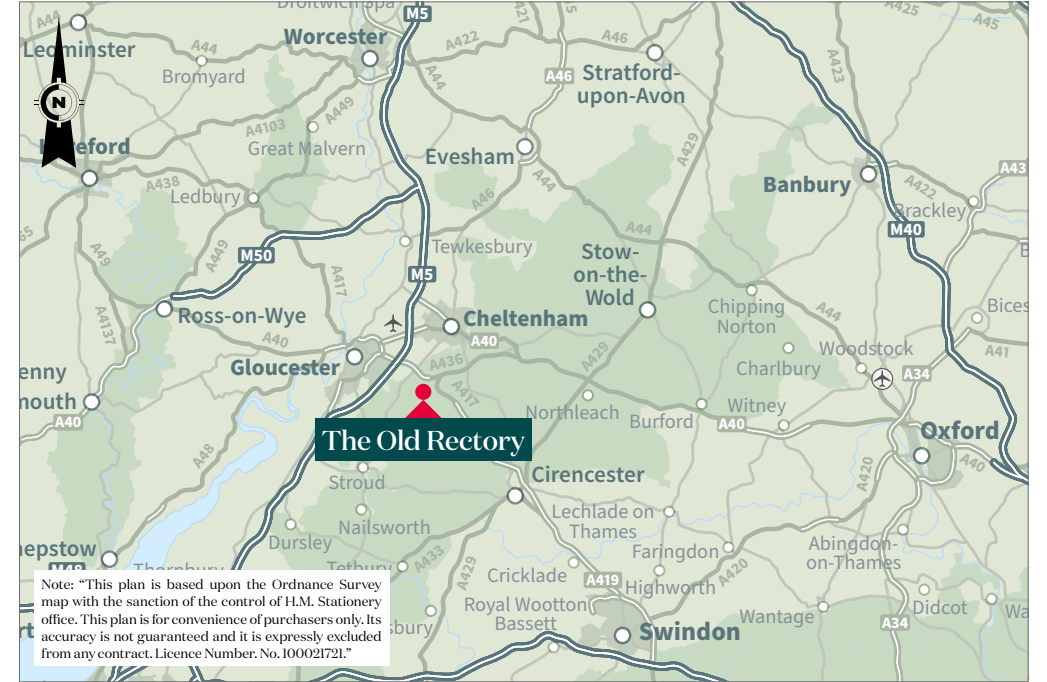
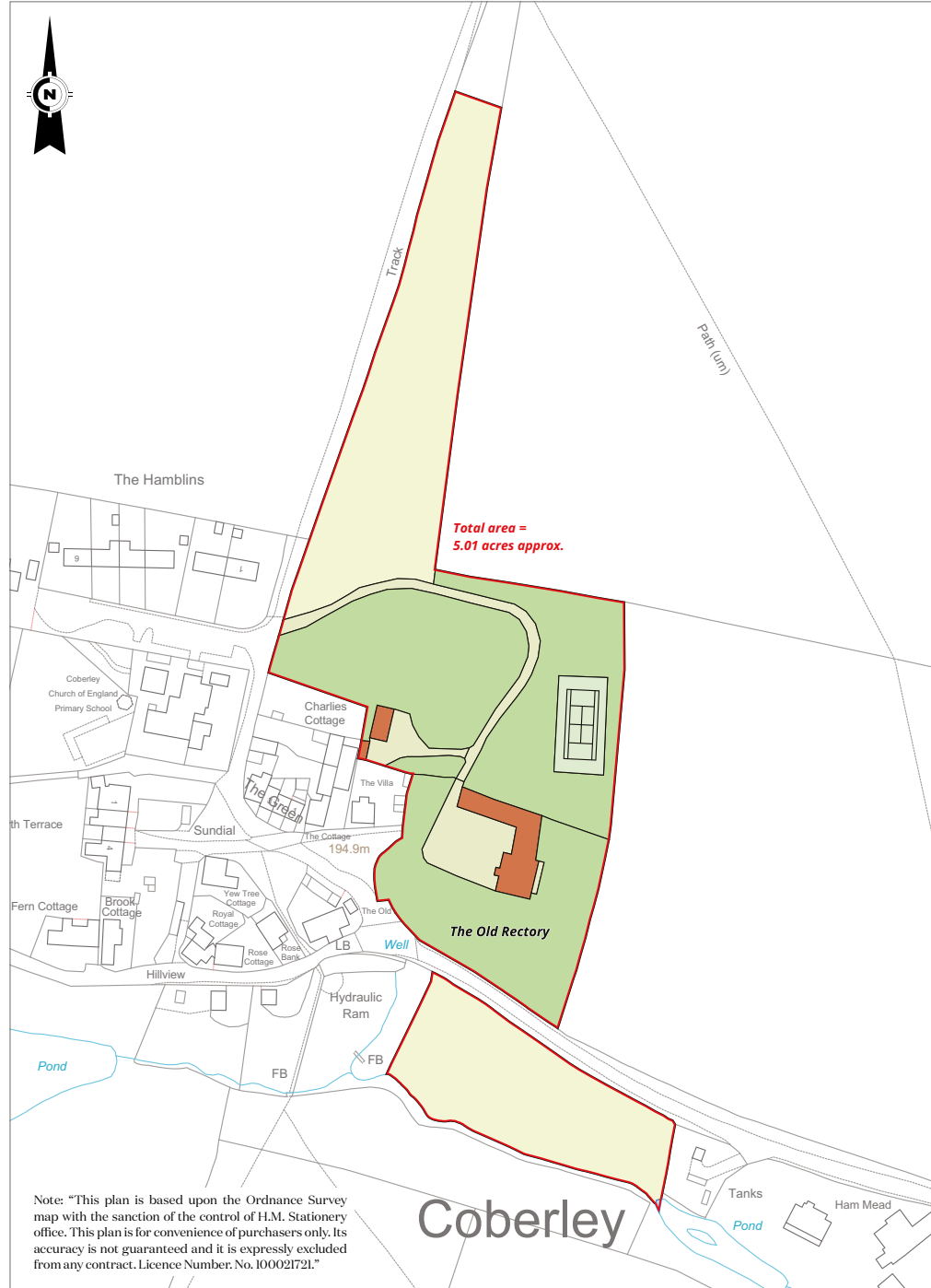
Directions

Postcode: GL53 9QZ

What3Words: ///finders.refrained.spirit

Local Authority: Cotswold District Council

Council Tax: Band H



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