



THE GRANGE

Long Green, Forthampton



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*Set amidst glorious Gloucestershire countryside with far-reaching views,
The Grange is a period home of presence and character, providing accommodation
which is perfect for modern day living*





SETTING & FIRST IMPRESSIONS

Extending to over 4,000 sq ft over three floors, this is a property of scale and flexibility, which is further enhanced by a detached home studio or office. Its interiors are light, airy and cleverly arranged to offer both convivial entertaining spaces and areas for quiet retreat. The setting and proportions of the house make it ideal for multi-generational living.



From the moment you step into the traditional entrance hall, the tone of the house is set. The ground floor flows with a natural sense of balance between formal and informal living spaces. To one side lies the comfortable sitting room – a bright and inviting space where French doors open directly onto the rear terrace and gardens, making it ideal for both relaxation and summer entertaining.

To the other, the family room is a strikingly atmospheric reception space, centred around a substantial inglenook fireplace with an open fire. Exposed beams and a sense of character add to the charm, while a wide opening draws you into the impressive kitchen and dining room beyond.



GROUND FLOOR

THE HEART OF THE HOME

The kitchen is the true heart of The Grange, perfectly planned for those who love to cook, host and gather. Windows to either side of the room let in lots of natural light, while the cabinetry and integrated appliances combine function with style. A large central island provides both a focal point and practical workspace. The adjoining dining space is generously proportioned, making it ideal for family suppers and larger celebrations – again, with French doors providing a link to the gardens beyond. The ground floor is completed by a practical utility room, cloakroom and storage.



FIRST FLOOR ACCOMMODATION

The first floor is home to four appealing double bedrooms, each finished with an attention to detail that runs throughout the house. Three enjoy the luxury of their own en suite bathrooms, while all benefit from built-in wardrobes, generous proportions and views of the scenic surroundings.





A VERSATILE SECOND FLOOR

The second floor offers a further suite of flexible accommodation. These rooms, currently arranged as a living room, kitchen diner and bedroom plus a shower room, lend themselves to guest accommodation, teenagers seeking independence, or equally well to home working or hobbies. The configuration allows the house to adapt to the changing needs of the household.





GARDENS & GROUNDS

The Grange boasts impressive gardens and grounds in excess of 1.5 acres. Approached along a sweeping private driveway culminating in a generous parking area and turning space, the house sits well in its plot.

To the rear, a broad terrace provides the perfect setting for outdoor dining and entertaining, leading onto lawns bordered by mature planting. The gardens are designed to be both manageable and restful, framing uninterrupted views of the countryside beyond.



The Studio

The detached outbuilding comprises garaging, storerooms and a smart first floor office suite, making it ideal for home working or running a small business (subject to planning, if applicable).

A Rare Opportunity

The Grange represents a rare opportunity: a large family home of real charm and heritage, lovingly refurbished and presented in superb decorative order throughout. Being set within an appealing rural location of immense convenience means that this impressive house offers a great lifestyle, flexibility and a home that makes a statement.





WHERE TO GO WHEN YOU NEED...



Milk: For daily essentials, head into Tewkesbury (a short drive away) for a range of convenience stores.



Weekly Shop: Tewkesbury offers an Aldi and Morrisons – all within easy reach for the weekly shop. For a broader choice, Cheltenham includes an M&S Foodhall, a Tesco Superstore, a Sainsbury's and a Waitrose.



Dinner/Drinks: Close by, The Hunters Inn at Longdon serves handmade food in a charming setting. Tewkesbury offers an array of restaurants and traditional pubs, while Cheltenham boasts everything from stylish fine dining at Le Champignon Sauvage to No. 131, The Promenade as well as relaxed numerous brasseries and cocktail bars.



Gym/Fitness: Tewkesbury Leisure Centre offers a well-equipped gym, fitness classes, and a swimming pool. In addition, Cheltenham and Gloucester provide a wide choice of private gyms, yoga studios and health clubs for those wanting a more tailored fitness experience.



Golf: Puckrup Hall Golf Club is just a short drive away, offering a championship course and relaxed clubhouse. Brickhampton Court Golf Complex near Gloucester and Cleeve Hill Golf Club near Cheltenham also provide memorable courses with far-reaching views.



Walks: The countryside quite literally begins at the doorstep. Step straight out onto local footpaths leading across fields and the escarpment or take a short drive to the Malvern Hills for spectacular views and longer hikes. Riverside walks along the Severn or Cotswold trails around Winchcombe and Sudeley Castle also make for wonderful days out.



Schools: The area is superbly served by both state and independent schools. Locally, options include Eldersfield Lawn CE Primary (rated 'Good' overall by Ofsted in 2024) and Hanley Castle High School & Sixth Form Centre (rated 'Good' overall by Ofsted in 2023). For independent schooling, Cheltenham College, Cheltenham Ladies' College, Dean Close and The King's School Gloucester are all within easy reach.

THE FINER DETAILS

Tenure:

Freehold

Services:

Mains electricity, mains water, private drainage to sewerage treatment plant, LPG fired central heating

Local Authority:

Malvern Hills District Council

Council Tax:

Band F

EPC Rating:

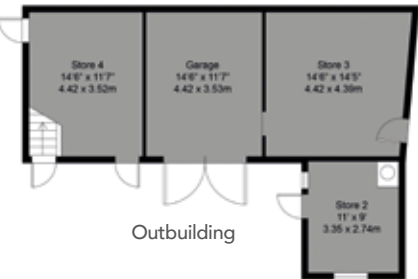
D (Potential C)



Approx. Gross Internal Area: 4048 sq.ft / 376.07 sq.m
Approx. Gross Internal Area of Store 1: 121 sq.ft / 11.25 sq.m
Approx. Gross Internal Area of Outbuilding 1: 1149 sq.ft / 106.75 sq.m



Outbuilding



Outbuilding



Cellar



Ground Floor



Second Floor



First Floor

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STOWHILL ESTATES

What Three Words: [///rejoined.rules.trunk](#)