



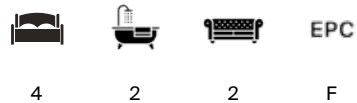
# REDCASTLE

Tirley, GL19 4EU



# TIRLEY, GLOUCESTERSHIRE GL19 4EU

A handsome Grade II listed property full of potential, set in a plot of around 0.77 of an acre that enjoys glorious views.



Local Authority: Tewkesbury Borough Council

Council Tax Band: G

Tenure: Freehold

Tewkesbury 6 miles, Gloucester 7 miles, Cheltenham 10 miles, Ledbury 17 miles, Worcester 24 miles, London 100 miles (distances approximate)

Services: Private waste to septic tank. Mains water and electricity. Fibre broadband. Oil fired central heating.

**Guide Price: 875,000**



## THE PROPERTY

Set in a stunning location, Redcastle is a generous, well-proportioned, character home with a practical layout that supports both everyday living and entertaining. The property sits high on the hill with 180 degree views across the River Severn Ham to the Cotswolds and the cathedral city of Gloucester to the south.

Located in a private very elevated position, at the end of a long gated driveway, this charming home provides 3,670 square feet of accommodation (including the garage and cellar) arranged across three floors, with the additional benefit of cellar storage.







## LIVING AND ACCOMMODATION

The ground floor includes two large principal reception rooms that offer excellent flexibility for family living and entertaining. These include a sitting room and a dining room that both have fireplaces and dual aspects looking over the garden. To the front of the house, the hallway gives access to the cellar and a cloakroom but this space could easily be used as another reception area or study. The kitchen also enjoys a dual aspect and links well with the dining room. Towards the rear of the house, offering annexe potential, subject to the necessary consents, there is an integral double garage, an occasional bedroom or home office and a large practical utility room. A conservatory attached to the garage is accessed externally.



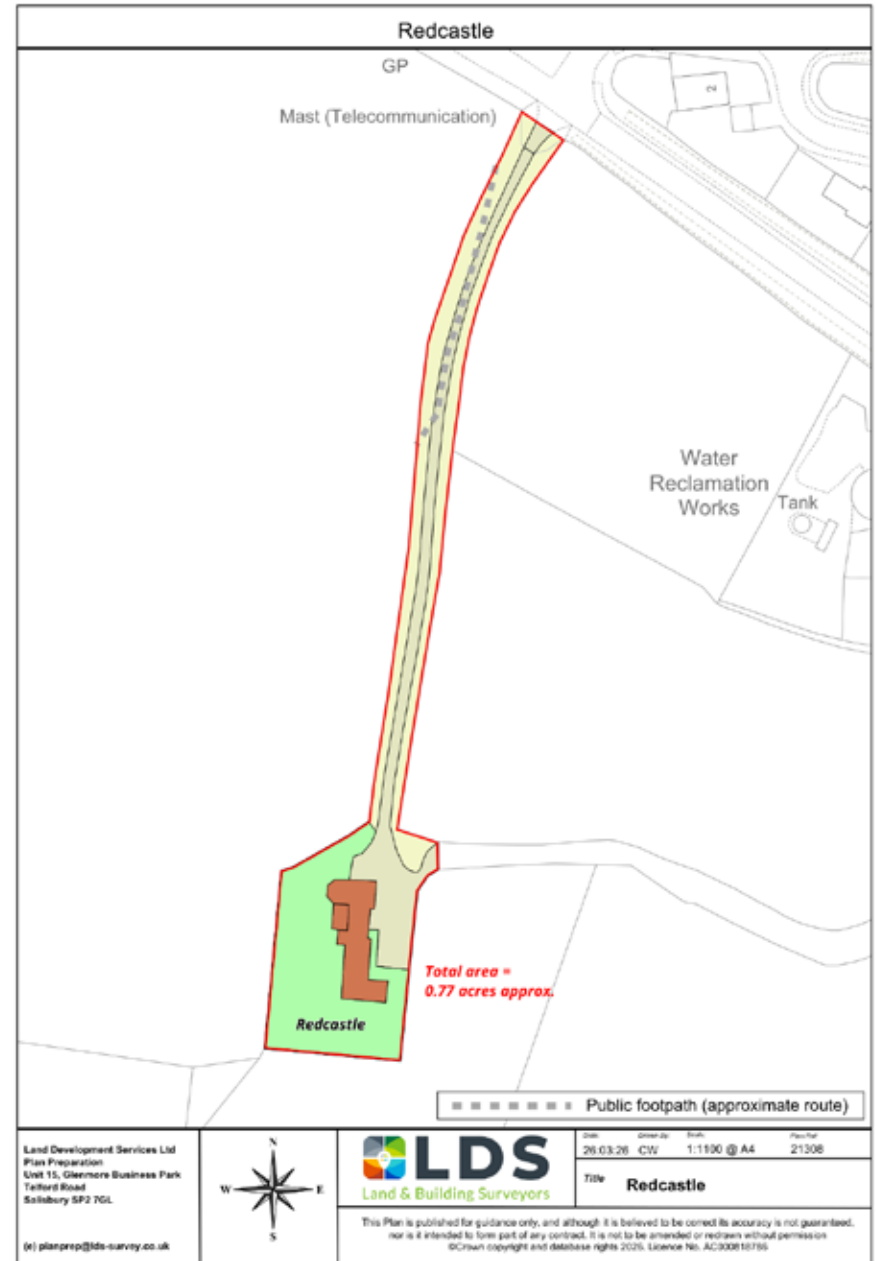
The first floor comprises three bedrooms and two bathrooms. Two of the bedrooms have en-suite facilities while the third bedroom enjoys views from three sides over the glorious surrounding countryside. The bedrooms are well proportioned and arranged off a central landing with stairs leading up again. The second floor offers two additional attic rooms.





## OUTSIDE

Outside, there is ample parking and turning space with predominantly lawned gardens that wrap around three sides of the house. A ha-ha creates a seamless divide between the neighbouring field and further enhances the views which are best described as captivating.





Approximate Floor Area = 317.8 sq m / 3421 sq ft  
 Cellar = 23.1 sq m / 249 sq ft  
 Total = 340.9 sq m / 3670 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105180

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. (ID767266)



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