



Kingslea, Kemerton, Tewkesbury

G HERBERT  
BANKS

EST. 1898

Kingslea  
Kemerton  
Tewkesbury  
Gloucestershire  
GL20 7JG

A substantial residence of considerable character, charm, and flexibility, situated in a peaceful, highly favoured village with outstanding views.

- **Accommodation:** Reception hall, sitting room, drawing room, dining room, office/study, breakfast kitchen, and pantry.
- **Bedrooms:** Seven bedrooms, six bath/shower rooms.
- **Annexe:** Recently converted coach house / stable with kitchen, open-plan space, and cloakroom; includes scope to expand into the first floor. Separate gated access and additional parking area.
- **Garaging:** Electronically gated entrance leading to a detached double garage and ample parking.
- **Approximately 1.74 acres** featuring a heated swimming pool, former lawned tennis court, orchard, and woodland.

### Situation

Kingslea occupies a glorious position within the remarkably pretty village of Kemerton. Lying within the Cotswold Area of Outstanding Natural Beauty at the foot of Bredon Hill, the village is renowned for its unspoilt character.

Local amenities include two churches, a coffee shop, and The Crown public house, with rewarding walks available throughout the surrounding countryside. The property is ideally located for access to regional hubs:

- **Tewkesbury:** 7 miles
- **M5 (Junction 9):** 5 miles
- **Cheltenham:** 11 miles
- **Evesham:** 9 miles

Excellent schooling options are available in the nearby towns of Cheltenham, Worcester, and Malvern.

### Description

The residence is likely of early 19th-century construction, complemented by a substantial extension added in the 1980s.

**Ground Floor:** Kingslea is entered via a long central reception hall featuring a wide staircase turning to a galleried landing. To the left is a charming sitting room with a bay window, fireplace, and bar area, which opens through double doors into a large drawing room featuring three sets of French doors leading to the terrace. To the right of the hall sits a study/office fitted with bespoke oak furniture and a bay window. The ground floor further comprises a sizeable cloakroom, an impressive dining room with French doors, and a second staircase separated by period panelling.

**Kitchen & Services:** The breakfast kitchen is equipped with bespoke oak units, granite work surfaces, a central island, an AGA, and a fully fitted pantry. A practical boot room leads to the garden, adjacent to steps descending to the basement, which houses the recently installed gas-fired boilers and services.

**Upper Floors:** The first floor features the principal bedroom suite, which includes a walkway of fitted cupboards leading to the main bedroom, a dressing room, and a large bathroom. Four additional bedrooms (two ensuite) and two bathrooms are accessed from the main landing. The second staircase continues to a spacious and flexible second floor containing two further bedrooms, a bathroom, and additional storage rooms.

### The Annexe

Located at the rear of the property, the annexe was converted approximately two years ago from former stables/coach house. It provides superb additional accommodation, including a dining kitchen with AEG appliances, a cloakroom, and a reception room. There remains scope to develop the first-floor loft space (STPP), which currently contains former stable hand accommodation and bathroom.

### Gardens and Grounds

The grounds are a truly outstanding feature, totalling approximately 1.74 acres.

- **Terrace & Lawns:** A paved terrace for outdoor entertaining leads to extensive lawns with stocked shrubbery, plant borders, and specimen trees.
- **The Ha-Ha:** Lawned gardens are divided by low limestone walls built in the form of a ha-ha.
- **Leisure:** A secluded area houses a heated outdoor swimming pool (approx. 20m in length) with a dedicated plant room. A level lawned tennis court sits nearby.
- **Orchard & Kitchen Garden:** The grounds include an attractive wooded area, a kitchen garden with soft fruit and vegetable plots, and a mature orchard.

### GENERAL INFORMATION

- **Services:** Mains electricity, gas, water, and drainage.
- **EPC Rating:** 68 D (As of March 31, 2026).
- **Agent Note:** The property lies within a conservation area
- **Fixtures and Fittings:** Any item of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.
- **Local Authority:** Wychavon District Council.
- **Viewing:** Via the Sole Agents, G. Herbert Banks: 01299 896968.
- **What3Words:** [///toggle.agreeable.flies](https://www.what3words.com/?w3w=///toggle.agreeable.flies)





# Kemerton, Tewkesbury, GL20

Approximate Area = 5284 sq ft / 490.9 sq m  
 Coach House / Annexe = 573 sq ft / 53.2 sq m  
 Garage = 506 sq ft / 47 sq m  
 Total = 6363 sq ft / 591.1 sq m  
 For identification only - Not to scale



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