



Baytree House The Village, Westbury On Severn
Gloucester, GL14 1LN In Excess of £625,000

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Baytree House The Village

Westbury-On-Severn, Gloucester, GL14 1LN

A beautifully presented and highly individual village house of surprising proportions, together with 3.6 acres of gardens and paddocks

Westbury-on-Severn is a small and pretty village approximately 10 miles to the west of Gloucester. Within the village there is a good Primary School, Church, Pub and Westbury Court Gardens. Other local facilities are close by.

Baytree House although on the main village Road offers quite exceptional and very surprising accommodation. Four well presented bedrooms with the master benefiting from a ensuite. There's a good size family bathroom and to the ground floor a formal sitting room a lounge and most importantly a 40 foot open plan sitting dining/kitchen with adjoining study that adjoins and overlooks both the courtyard and the gardens. To the exterior and to the side of the property is a large courtyard with parking for multiple cars and a useful area in closing the workshop/garage and various other outbuildings. Behind the house is a recently laid and a very private courtyard which opens onto delightful mature and natural gardens. These in turn open onto 3.6 acres of beautiful paddocks that run down to Westbury Brook and have views over the delightful and undulating surrounding countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:





Entrance Hall

With timber front door, lovely stone floors, part vaulted ceiling with Velux window, broom cupboard and stable door to Lounge and doors to Kitchen

Lounge

26' 8" x 12' 3" (8.13m x 3.73m)

Stone floor, TV point, double radiator, windows to the front and bifold doors to rear terrace and garden.

Utility Room

13' 8" x 7' 2" (4.17m x 2.18m)

Stone tiled floor, stainless steel sink unit sitting to worktops with cupboards below, plumbing for washing machine, space for fridge and freezers, consumer box, window to the side and stable door to driveway.

Shower Room

In a wet style with stainless steel shower controls, wash hand basin, low-level WC, fully tiled walls, heated towel rail/radiator

Sitting Room

23' 6" x 13' 4" (7.16m x 4.06m)

Stone and quarry tile floor, double and single radiator, part exposed brick wall, ceiling beams, fireplace open to either side with a woodburning stove and steps beside to Kitchen, Dining/Family Room



Kitchen, Dining/Family Room

40' 0" x 12' 9" (12.19m x 3.89m)

Kitchen dining/family room Part wood strip and part stone flooring. Sitting area enjoying the double sided woodburning stove, double radiator, opening to kitchen area with vaulted ceilings with beams. Single drainer sink unit set into worktops with cupboards and drawers below, five ring gas hob with extractor hood and splashback. Built in Neff and AEG double ovens with warmer drawer. Peninsula unit with built-in drawers, breakfast bar and wine storage. Dining area slightly raised with stone floor with double glazed French doors both to the side and rear, vaulted ceiling with ceiling beams, boxed radiator, larder cupboard with sliding door. Access to

Cloakroom

High-level WC, tiled floor, double Belfast sink with mixer taps and sliding door

Study Area

10' 6" x 10' 0" (3.20m x 3.05m)

Study area. Part exposed stone walls, high-level windows shelving and cupboards, staircase to First Floor

Landing

Inset ceiling spotlights, wood strip floor.

Bedroom 1

12' 3" x 10' 8" (3.73m x 3.25m)

Windows to the front and side. Radiator, ceiling fan, inset ceiling spotlight ,TV point. door to Bedroom 4/Dressing Room

En-suite

Double Shower cubical, fully tiled walls with stainless steel shower controls and glazed screen. Wash hand basin set on an Oak shelf. Low-level WC, radiator, part tile walls, spotlights and strip floor.

Bed 4/ dressing room

13' 9" x 7' 6" (4.19m x 2.29m)

Off Bedroom 1. Wood strip floor, radiator Windows to the side and rear, wardrobe cupboard, spotlights, ceiling beam

Bedroom 2

15' 0" x 11' 10" (4.57m x 3.61m)

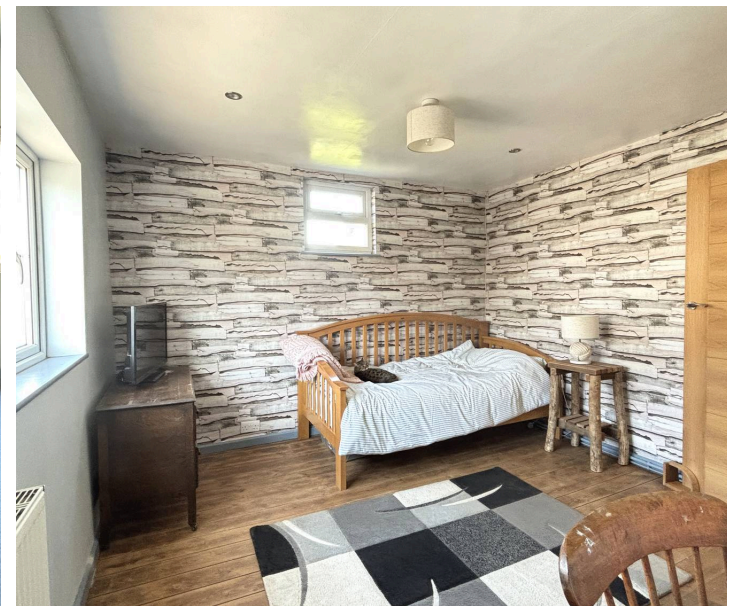
Wardrobe recess, ceiling being part vaulted with spotlights. Access to loft with built-in staircase

Bedroom 3

11' 0" x 11' 9" (3.35m x 3.58m)

Wood strip floor. Radiator, inset ceiling spotlights. Windows to the front and side.

DRIVEWAY



Bathroom

Double ended panelled bath with central mixer taps and shower attachment with glazed folding screen. Pedestal wash hand basin. Low-level WC, fully tiled walls. Vinyl floor. Shaver light. Spotlights and radiator

Garden

In all extends to over 4 acres. Approached via a drive and double gates to a large gravel courtyard, parking for many cars. Large Greenhouse. Large timber workshop/garage with light and power. Fencing divide with gate to formal gardens and gate to further utility area with garden sheds, lean-to and covered areas of multiple uses and several various outbuildings that could be used as an avery, dog kennels etc.

Garden

Formal Gardens. Good area of stone paved terrace with fencing surround. Further paved sitting area with steps and wrought iron balustrades. Gates to rear gardens that are predominantly laid to lawns with mature mixed fruit and evergreen trees.

Productive vegetable garden fenced off with its own water supply and raised beds and compost area all enclosed by high fencing and mature trees, bushes and hedges giving complete privacy. 5 bar gate to paddock extending to approx. 3.6 acres and beautifully landscaped, predominantly to mown grass with mixed trees. Seating timber gazebo enjoying the wonderful views that surround, all enclosed by secure fencing and adjoining Westbury brook to the rear.

DRIVEWAY

5 Parking Spaces

Large gravelled courtyard parking area.





Ground Floor
Approx. 129.6 sq. metres (1395.5 sq. feet)



First Floor
Approx. 71.4 sq. metres (768.3 sq. feet)



Total area: approx. 201.0 sq. metres (2163.8 sq. feet)

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