



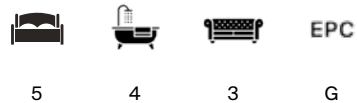
THE OLD VICARAGE

Sevenhampton, Cheltenham GL54 5SW



CHURCH LANE, SEVENHAMPTON, CHELTENHAM, GL54 5SW

A beautiful edge of village former Vicarage with pretty gardens and
delightful rural views.



Local Authority: Cotswold District Council

Council Tax Band: G

Tenure: Freehold

Winchcombe 5 miles, Cheltenham 7 miles, Bourton-on-the-Water 11 miles, Oxford 39 miles, London 91 miles (all distances are approximate)

Guide Price: 3,000,000



THE PROPERTY

The Old Vicarage was built around 1850 for the Rev Edward Ellerton and is a charming Grade II listed Cotswold ashlar stone house adjacent to the church in the pretty village of Sevenhampton.

Approached through double electric wooden gates between stone piers, the drive terminates in a parking area to the front and side of the house. Immediately off to one side is a converted outbuilding, now a self-contained annexe, ideal as a home office or as staff/guest accommodation.









LIVING

From the house are delightful rural views over the grounds and hills beyond. The ground floor has three comfortable reception rooms off the central entrance hall, a well appointed kitchen with an Aga and central island which in turn leads out to the conservatory. This larger kitchen/living space makes a wonderful entertaining area with immediate access to the terrace and gardens beyond.







ACCOMMODATION

The accommodation is arranged over three floors with well-balanced ground and bedroom accommodation offering good ceiling heights across its five bedrooms and four bathrooms.



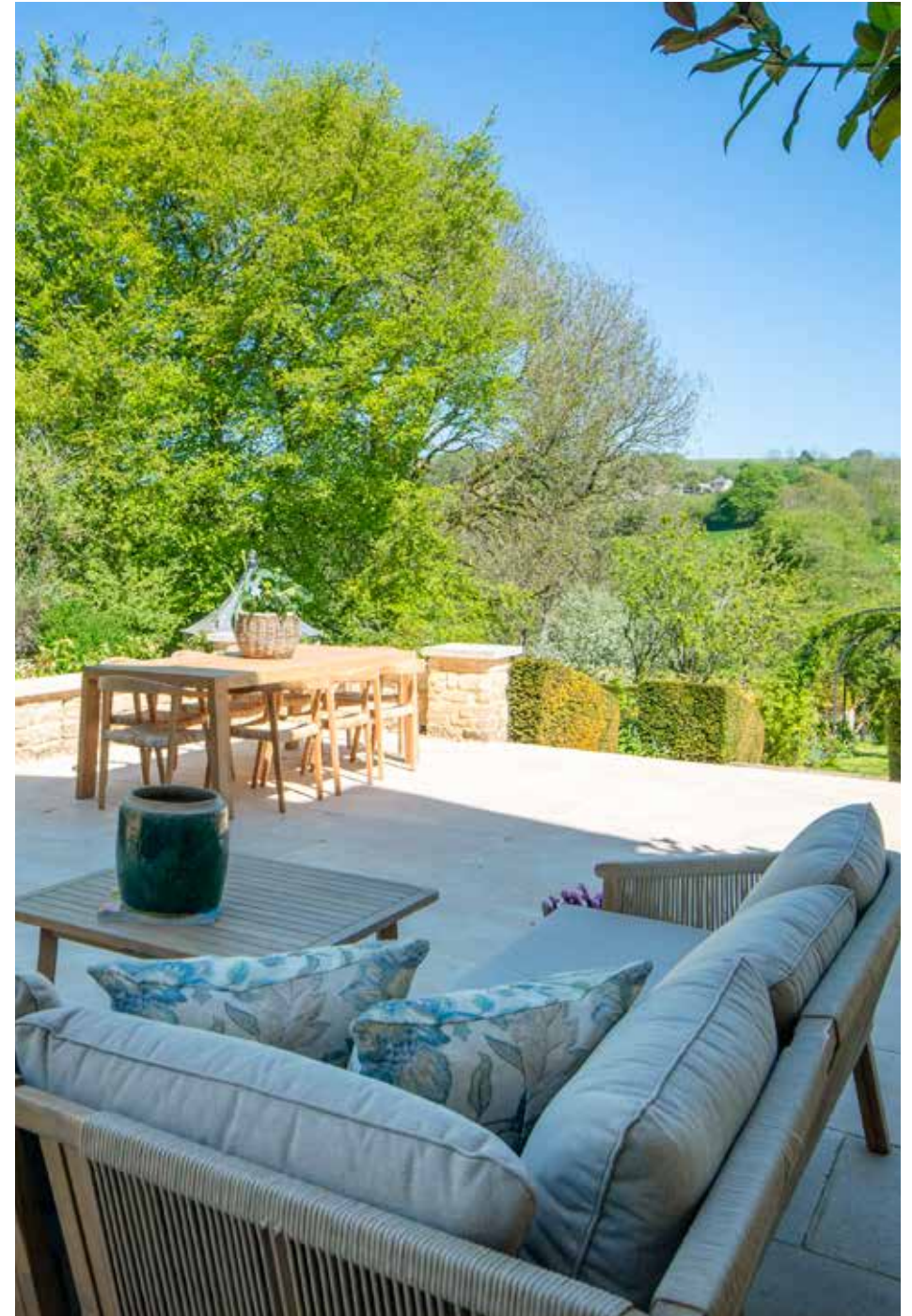


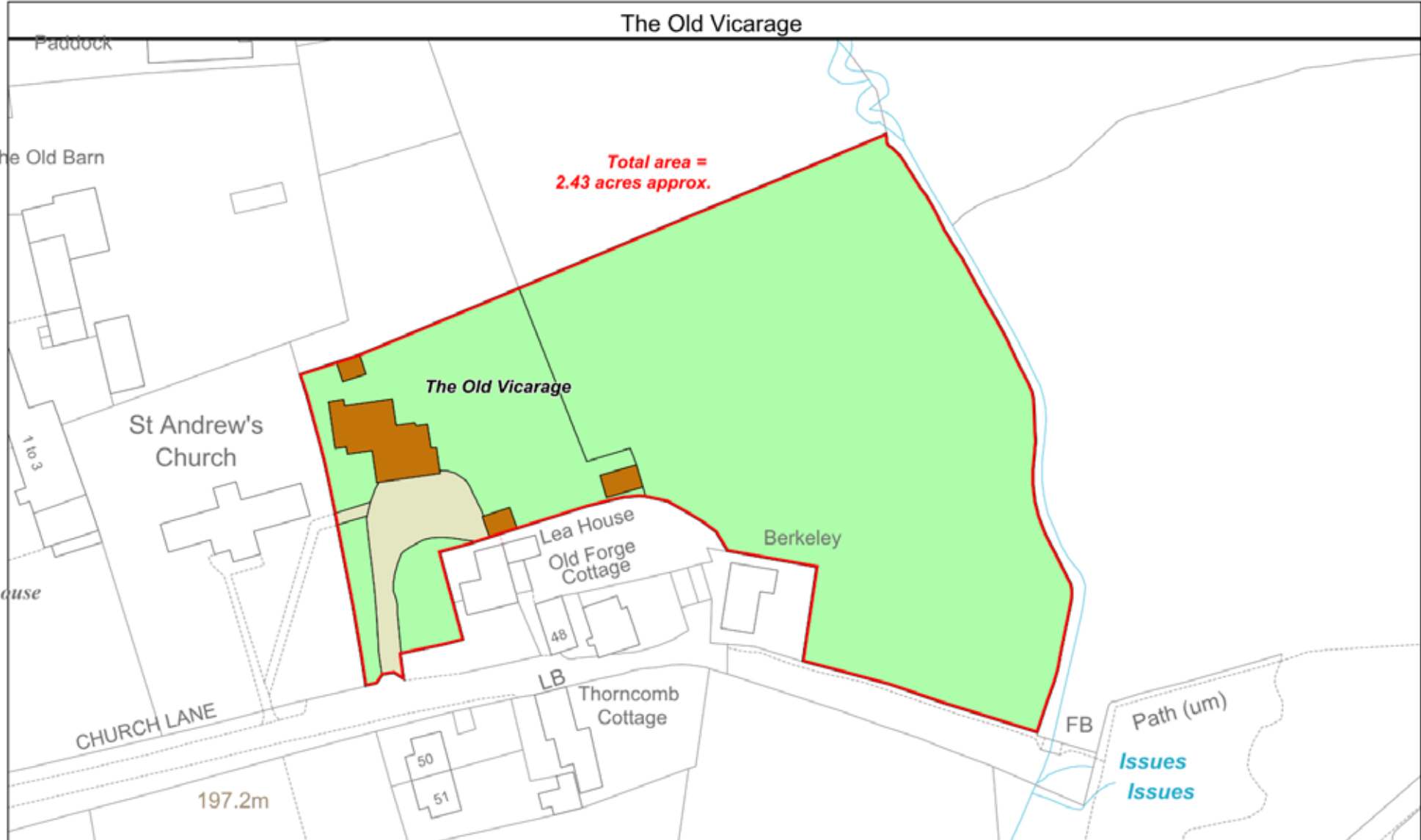


GARDEN AND OUTBUILDINGS

The gardens at The Old Vicarage are well laid out and beautifully maintained with the formal garden immediately adjacent to the house and contained within a pretty Cotswold stone wall. Beyond is the large paddock interspersed with specimen trees, ideal for walking dogs, games or keeping a pony.

There are various useful little outbuildings conveniently positioned around the house and gardens as well as store rooms and a gardeners' loo. The property extends to just under 2.5 acres in total.





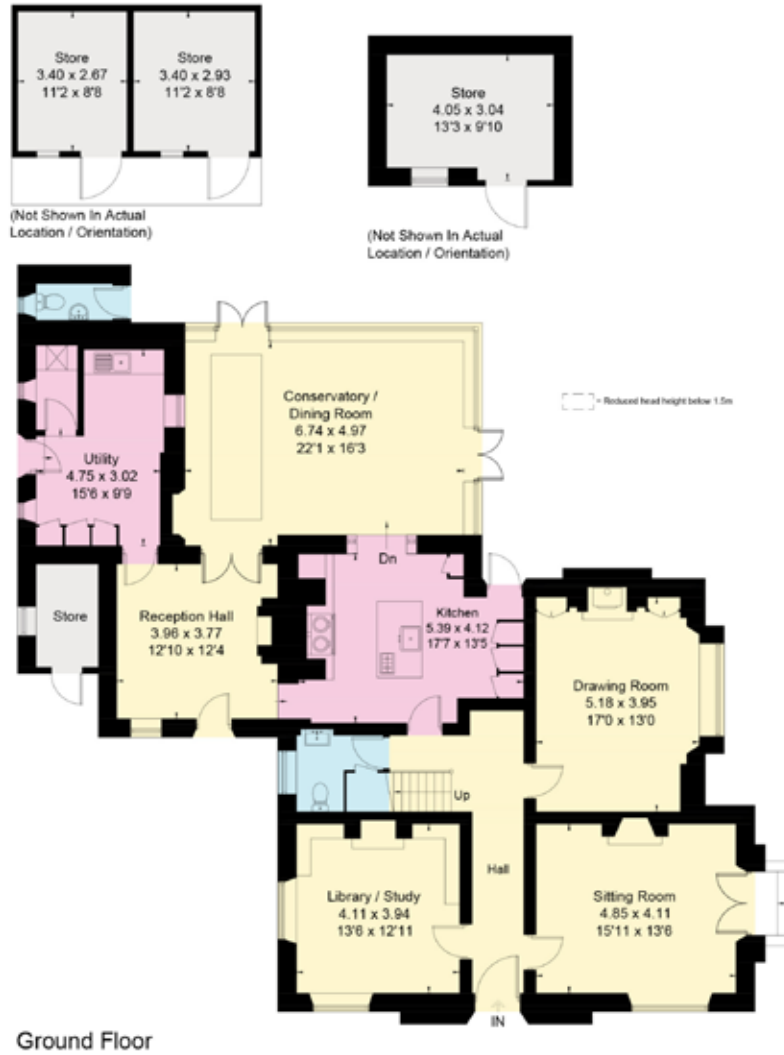
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Date: 10:05:22 CW
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 Scale: 1:1000 @ A4
 Plan Ref:

Title
The Old Vicarage

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Second Floor



First Floor



Annex First Floor



Annex Ground Floor

Outbuildings and Annex Approx. gross internal area 771 Sq Ft. / 82 Sq M.
 Main House Approx. gross internal area 4141 Sq Ft. / 382 Sq M.
 Total Approx. gross internal area 5000 Sq Ft. / 464 Sq M.

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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