

GLEBE COTTAGE,  
CHURCHEND, TWYNING, TEWKESBURY, GL20 6DA

 Charles Lear



## GLEBE COTTAGE

A stunning Grade II listed historic village house standing within a generous and beautiful stocked country garden and in a picturesque setting. The property retains a wealth of character including heavily beamed ceilings and the accommodation is versatile with a selection of reception rooms, four good size bedrooms whilst externally there is a large oak framed garage & plentiful parking

- New thatched roof and decorative ridge completed in 2024
- A wealth of classic features including an oak winding staircase, original external doors and an inglenook fireplace in the living room
- Bespoke Harrods mahogany fitted kitchen complete with a Lacanche range cooker
- Sitting room with Parquet flooring, adjoining summer room with a sublime view of the gardens
- Four very well-proportioned bedrooms with the principal enjoying a double aspect and freestanding bath
- Numerous outbuildings including 2½ length oak framed garage and a summer house with power
- Two driveway accesses offering ample parking for multiple vehicles

Glebe Cottage is suggested to be the oldest of the original residential buildings in Churchend, reputed to have housed monks who served at the 12c St Mary Magdalene church. The property sits central in what is a most impressive and private of gardens which are incredibly well stocked and include a productive and established vegetable patch and orchard, a pretty woodland area and a huge variety of rare plants and shrubs. Subject to planning consent, there may also be a possibility for a further dwelling within the grounds.





### SITUATION

Church End is a small charming hamlet situated on the outskirts of Twyning regarded as one of the most attractive rural villages. The village offers an excellent range of amenities including a primary school, village shop and two popular public houses, The Fleet Inn, enjoys an enviable setting on the banks of the River Avon. The area is well served for education, with a selection of state and independent schools within easy reach, including Malvern College, Cheltenham Ladies' and Dean Close. The property is well connected with J.1 of the M50 being 1.5 miles away providing access to the M5 motorway network

### GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property.

Local Authority: Tewkesbury B C: 01684 295010.

Council Tax Band: G - £3,494.49 p.a.(2025/26)

EPC Rating: Exempt due to listing.

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 215.5 sq m / 2320 sq ft  
 Outbuildings = 63.0 sq m / 678 sq ft (Including Garage / Excluding Sheds)  
 Total = 278.5 sq m / 2998 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 #96214