

Witcombe Court, Little Witcombe, Gloucester, Gloucestershire, GL3 4UA



Three bedroom • Two bathroom • Grade II Listed • Georgian Manor house • Gardens • Off street parking • Garage

Witcombe Court,

Little Witcombe, Gloucester, Gloucestershire, GL3 4UA

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A substantial character property forming part of an imposing Grade II listed Georgian manor house, situated within an area of outstanding natural beauty and far reaching Cotswold views.

The spacious accommodation of over 2000 sq ft is split over three floors and is accessed via a stone pillared porch entrance with stone steps leading onto a shared entrance hallway opening onto a reception hallway with a magnificent stone step 'floating' staircase with turned wood hand rail and decorative iron bannisters. Other period features include original flag stone flooring and decorative tall Roman arch window and decorative coving. To the front there is a large reception room with tall sash windows, working shutters, wood beams, wooden panelling, wood burning stove and period style radiators.

On the first floor there is a galleried landing with access to the kitchen / dining room, bedroom three, cloak room and staircase up to the second floor. The recently fitted contemporary kitchen provides a range of high and low level units, Induction hob and double electric oven with integral microwave, separate utility area, space for a dining room table, exposed ceiling beams, and a bench seat sash window with scenic views towards Birdlip and Coopers Hill.

The top floor provides an impressive Master bedroom complete with changing area, en-suite, range of fitted wardrobes, exposed beams, and far reaching views. The second bedroom is of a generous size with views towards the rear garden. The family bathroom has been upgraded and re-modelled with a double shower, his and hers wash basins, and steps providing easy access to attic storage space.

There is a gravelled area providing parking for up to 4 vehicles, as well as a single en-bloc garage located in a side courtyard with separate lane access. The front garden is mostly laid to lawn and measures 45' x 40' approximately, with a hedge border on two sides and gravel path leading to a side gate. To the rear of the property there is a 'secret' walled garden which is separate from the house and accessed via a path next to fields that runs along the side of Witcombe Court, linking the front and rear garden areas. This private enclosure is walled on three sides and measures approximately 95' X 75', it is mostly laid to lawn with some plant and shrub borders, outbuilding, log store and patio area. EPC exempt.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

There is a strong community focussed around the village hall, St Mary's Church, and the Twelve Bells public house. Stroud, Gloucester, Cirencester, and Cheltenham are all within easy reach and provide a good range of social, sporting, recreational and shopping amenities to suit all budgets and tastes. Education options in the local area are particularly strong in both the private and state sectors with independent schools including Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies College and Dean Close whilst there are Grammar schools in Stroud, Gloucester and Cheltenham. The Cotswold Way National Trail runs nearby whilst Crickley Hill Country Park offers walks through woodlands and limestone grasslands with magnificent views across the Severn Vale towards Robinswood Hill and May Hill with the Brecon Beacons and Black Mountains in the distance. Birdlip Primary School is recognised for its outstanding overall effectiveness and high standards of academic achievements. The A417 and A46 give easy access to all of the surrounding centres in addition to both the M4 and M5 motorways.

Directions

Leave Cheltenham on the A46 Shurdington Road, cross over the A417 (to Cirencester M4, Gloucester M5) at the next round about take the first exit and continue on the Cirencester Road for a quarter of a mile (going past the Cross Hands Pub on your right), Witcombe Court is on the left opposite the turning for Little Witcombe. As you enter through the pillared gates turn right onto the front gravel parking area.

What3Words: ///into.slouched.passenger

Services & Tenure

The tenure is freehold. All main services are understood to be connected.

Local Authority

Tewkesbury Borough Council

Council Tax Band- D

Our reference

CHE/NB/MS/05022025

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

what the owner said

"Unique, character spacious property in ideal location with beautiful countryside on your doorstep whilst having quick access to everyday amenities in both Cheltenham and Gloucester plus easy reach onto main road networks."







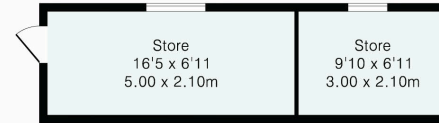
Approximate Gross Internal Area 2208 sq ft - 205 sq m

Ground Floor Area 660 sq ft – 61 sq m

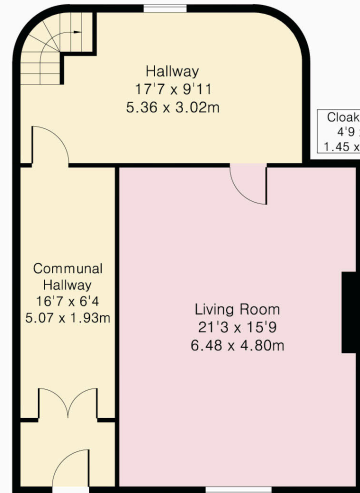
First Floor Area 642 sq ft – 60 sq m

Second Floor Area 723 sq ft – 67 sq m

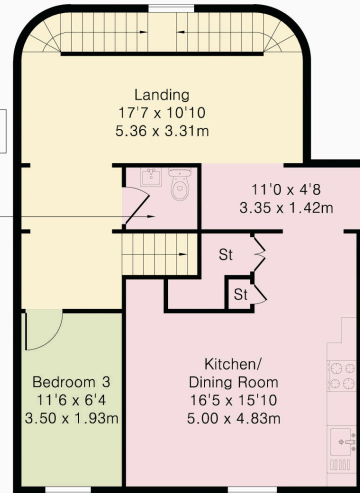
Outbuilding Area 183 sq ft – 17 sq m



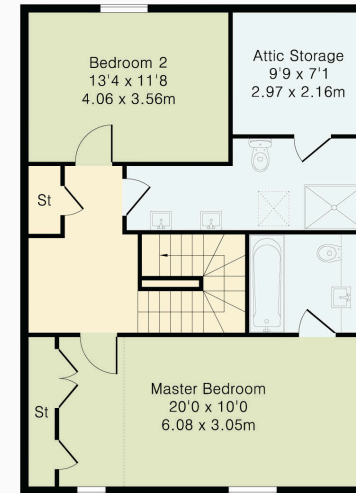
Outbuilding



Ground Floor



First Floor



Second Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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Gloucestershire • Oxfordshire • Wiltshire

