

PerryBishop

PROPERTY MADE PERSONAL



Gambles Lane, Woodmancote, Cheltenham, Gloucestershire, GL52 9PU

Gambles Lane, Woodmancote, Cheltenham, Gloucestershire, GL52 9PU

Key Features



5
Bedrooms



2
Bathrooms



2
Receptions

- Fine period home
- Grade II Listed
- Five bedrooms
- Many period features
- Dining room
- Gardens
- Double car port
- EPC - Not Applicable

About the property

Woodmancote Farm is a beautifully presented Grade II listed Cotswold stone farmhouse, dating back to circa 1690, with later additions in the 18th, 19th, and 20th centuries. Thoughtfully renovated by the current owners, this substantial and characterful detached home retains a wealth of period features, offering an exceptional blend of traditional charm and modern living.

The accommodation is generously proportioned and spans two main floors, with an impressive attic offering stunning far-reaching views, including glimpses of Wales, the Malvern Hills, Tewkesbury Abbey, and Gloucester Cathedral on clear days.

The property boasts original period details, such as Inglenook fireplaces, stone mullioned windows, leaded lights, exposed beams, and timber floors. A well and dovecote further enhance the character of this historical home. The entrance hall, with tiled flooring and an exposed stone wall, opens to various reception rooms. The impressive sitting/dining room runs the length of the house with dual aspect windows, a window seat, and two fireplaces, one of which is an Inglenook with an adjoining original settle. The kitchen/breakfast room is fitted with a range of wall and floor units, a gas-fired Aga, and a separate electric oven. A stable door leads to the conservatory and utility/cloakroom.

The first floor comprises three large bedrooms, with a family bathroom. A storage cupboard and an elm staircase complete the first floor layout. A narrow spiral staircase leads to the second floor, offering a series of large and versatile rooms, ideal for additional bedrooms, a study, or hobbies rooms. The old dovecote has been converted into a modern shower room, retaining its original charm, though access to this area requires an additional very long step up.

The property is set on a generous plot of just over one third of an acre, with private, south- and west-facing gardens. The beautifully landscaped space includes flower and shrub borders, climbing roses, and a well. A large gravel driveway provides ample parking and leads to a two-bay open-fronted garage, which has an additional home office/games room above, complete with Velux windows and electric power.

Situated on the edge of the charming village of Woodmancote, the property offers beautiful views towards Cleeve Hill and easy access to a wealth of outdoor pursuits. Local amenities are within a short distance, including shops, public houses, and schools. The Regency town of Cheltenham is just a few miles away, offering a wide range of facilities and cultural events.

This exceptional property offers a unique opportunity to own a historical home with modern comfort and character in a highly desirable location.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.



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.

Directions

Leave Cheltenham town centre on Prestbury Road (B4632) continue to the end of the road until you reach a double mini roundabout continuing straight onto Deep Street and Prestbury High Street. At the next mini roundabout take the first exit continuing on the B4632 for approx 2 miles. After passing Ellenborough Park Hotel on the left take the second left turn into Southam, continue along New Road and at the cross roads turn right into Gambles Lane. Woodmancote Farm is approx. 150 metres up Gambles Lane on the right, opposite the bungalows.

What 3 words : firebird.narrow.drilled

Services & Tenure

The Tenure is Freehold

All mains services are connected

Local Authority

Tewkesbury Borough Council

Council Tax Band : G

Our reference

CHE/NB/JK250325

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

what the owner said

We love The Cotswolds and the old world charm and character of the house.







Approximate Gross Internal Area 3593 sq ft - 334 sq m

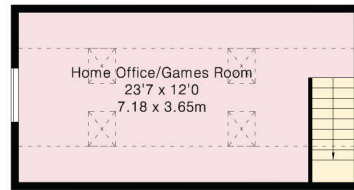
Ground Floor Area 1153 sq ft – 107 sq m

First Floor Area 1037 sq ft – 96 sq m

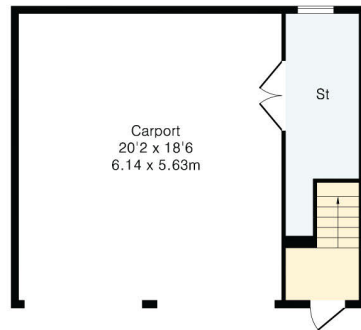
Second Floor Area 1018 sq ft – 95 sq m

Garage Ground Floor Area 104 sq ft – 10 sq m

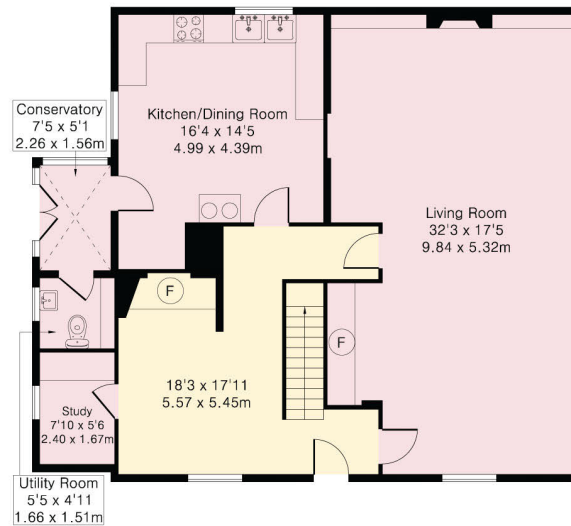
Garage First Floor Area 281 sq ft – 26 sq m



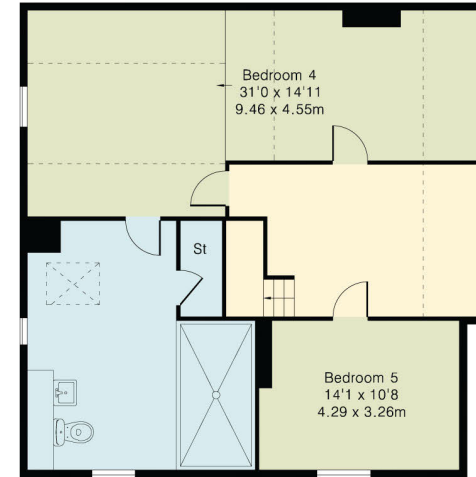
Garage First Floor



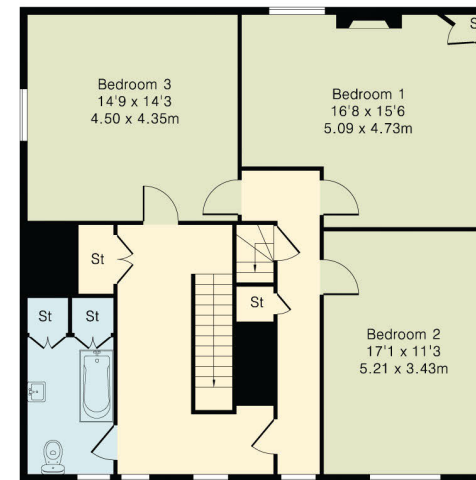
Garage Ground Floor



Ground Floor



Second Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL







140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

[perrybishop.co.uk](https://www.perrybishop.co.uk)

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.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

