



KITEL COTTAGE, LONG GREEN, FORTHAMPTON, GLOUCESTERSHIRE, GL19 4QL
GUIDE PRICE - £410,000

OVERVIEW

Kitel Cottage is an attractive, period, detached cottage set in mature gardens extending to approximately 0.38 acres. An additional 1.32 acres of pastureland is available by separate negotiation.

DESCRIPTION

Nestled in a tranquil rural setting, this enchanting, detached cottage offers a rare opportunity to embrace country living, with the option to purchase a further 1.32 acres of neighbouring land. Requiring some modernisation but brimming with character, the property enjoys far-reaching views across the surrounding fields.

ACCOMMODATION

The cottage has a spacious sitting room with exposed beams and feature fireplace, separate dining room, a light filled country kitchen and 2-3 bedrooms.

Outside, the property benefits from mature gardens with lawns, fruit trees and a well. There is a large garage which might be suitable for stabling or conversion (subject to planning) as well as a right to park on land adjacent to the garage.

ADDITIONAL LAND

An additional 1.32 acres of pastureland to the east of the property will be offered for sale by separate negotiation. The paddock is fenced with post and wire fencing with access via the driveway to the cottage.

SITUATION

Kitel Cottage is situated on the A438 between the villages of Sledge Green and Upper Pendock. The attractive market town of Ledbury is just 8.6 miles west of the property and the City of Gloucester is approximately 14 miles south.

Lower Pendock is the home to the local primary school, Pendock CE. Secondary schools are within a 15-minute drive – Hanley Castle High School and Tewkesbury Academy. There's a good choice of private schooling too including nearby Bredon School, Malvern College, The Downs and The Elms.

A diverse range of shops is available in the nearby towns of Tewkesbury, Ledbury and Malvern. Waitrose in Malvern or the Tesco superstore in Ledbury are among the supermarket options.

SERVICES

The cottage benefits from oil-fired central heating, mains water and electricity and a septic tank.

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Council Tax Band – D £2,280.82 (2025/26)

EPC - F

LOCAL PLANNING AUTHORITY

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Malvern Hills District Council – www.malvern hills.gov.uk

TENURE

The property is offered Freehold with Vacant Possession.

BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for boundaries as per the Title deeds.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

There are no public rights of way crossing the land. Access to Kitel Cottage is via a right of way along the driveway to the east of the property.

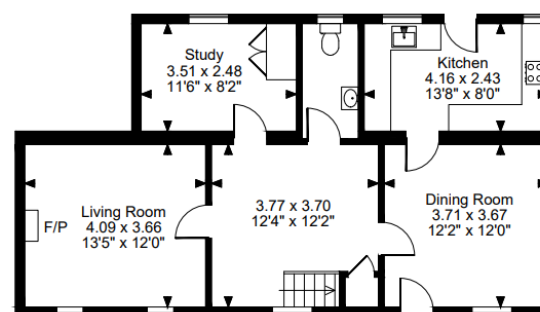
METHOD OF SALE

The property is offered for sale by Private Treaty. Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales. The vendor reserves the right to set a date for Best and Final offers.

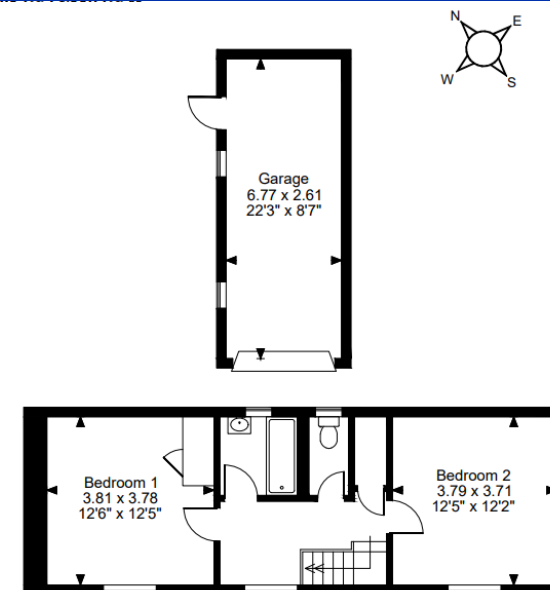
ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

Kitel Cottage, Long Green, Gloucester
Approximate Gross Internal Area
Main House = 1201 Sq Ft/112 Sq M
Garage = 190 Sq Ft/18 Sq M
Total = 1391 Sq Ft/130 Sq M



Ground Floor

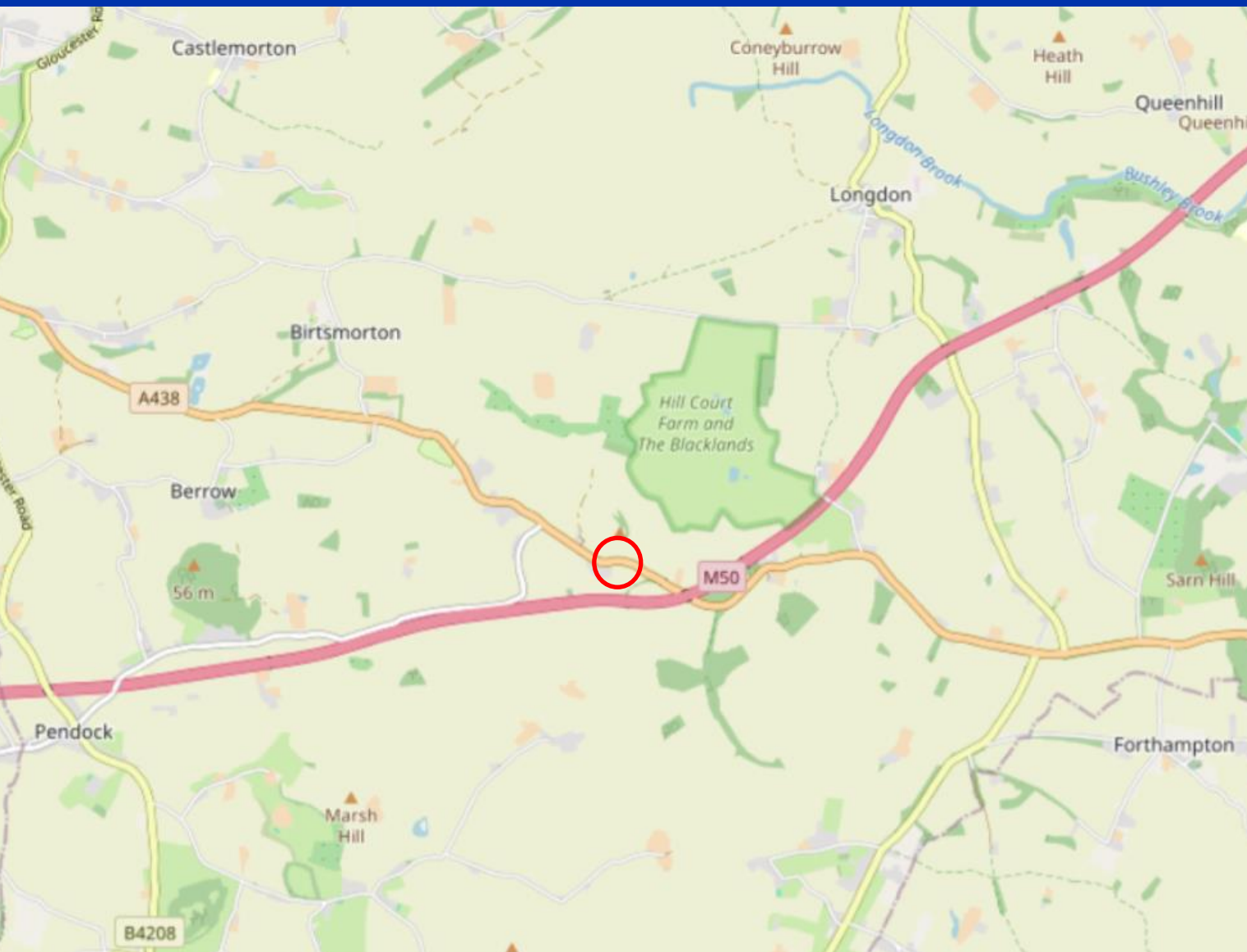


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE







Carver Knowles
Strensham Business Park
Strensham
Worcester
WR8 9JZ

DIRECTIONS:

From Tewkesbury Town Centre – Heading North along the High Street, take the first exit at the mini roundabout, onto the Mythe Road (A38). Take the first exit on the left, signposted Ledbury A438. Continue for approximately 4.8 miles. The property can be found on your right signposted by the agents for sale board.

What3Words: everyone.driveway.bends

VIEWINGS

Viewings are strictly by appointment only. To discuss this opportunity or to arrange a viewing please call 01684 853400 and ask for Alex Stafford-Clark. Alternatively, please contact us on the following email address;

alexstafford-clark@carverknowles.co.uk

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared July 2025.

