



**Chambers Court, Longdon, Tewkesbury, Gloucestershire**





## Chambers Court, Longdon, Tewkesbury, Gloucestershire

A substantial Grade II Listed country house with far reaching views towards the Malvern Hills.

Tewkesbury 5 miles • Malvern 12 miles • Worcester 15 miles • Cheltenham 16 miles  
M50 (J7) 7 miles • Birmingham International Airport 53 miles (all distances are approximate).

Reception hall, drawing room, dining room, sitting room, study, conservatory, kitchen/ breakfast room, scullery, cloakrooms, butler's pantry, seven first floor bedrooms, three bathrooms, extensive second floor attic.

Cellarage, walled garden, formal gardens, tennis court and traditional outbuildings. Traditional parkland and some woodland. Panoramic views towards the Malvern Hills.

In all just over 33.7 acres.

### Situation and Communications

Longdon is a delightful unspoilt village only five miles north west of Tewkesbury and is surrounded by gently undulating farmland which provides excellent riding and walking. There are numerous period properties in the village most of which date from the seventeenth, eighteenth or nineteenth centuries. The village benefits from The Church of St Mary and The Hunters Inn in nearby Buckbury (one mile).

Tewkesbury provides a wide range of everyday shopping amenities while Cheltenham, Malvern and Worcester provide more extensive shopping and cultural facilities as well as a wide range of excellent independent and state schools including the nearby Bredon School. Sport is well catered for with National Hunt racing at Cheltenham, Worcester and Stratford-upon-Avon.

Birmingham International Airport offers regular national and international flights and together with the NEC and Birmingham International Railway Station can be accessed from Junction 6 of the M42.

Although the village geographically is situated close to Tewkesbury in Gloucestershire, it falls within the administrative district of Malvern Hills District Council.

### Chambers Court

It is believed that Chambers Court probably formed part of the manor of Longdon in 1086 but Chambers Court as we see it today dates from the mid nineteenth century when the earlier eighteenth century red brick house was extensively remodelled by Mr E G Stone. Under his tenure the house was encased in lias stone with ashlar dressings under a plain tiled roof to create a small country house. A visitor's book survives which includes an entry dated 19th September 1891 recording a visit made to the house by the Duke and Duchess of Teck and their children including Mary of Teck who later became Queen Consort to George V in 1910.









A long and impressive driveway leads visitors to the main facade where an arched porch leads to the fine reception hall. Accessed from the reception hall are the drawing room, dining room and sitting room, all of which are beautifully proportioned with moulded ceiling cornices and fine fireplaces. The drawing room benefits from a splendid bay window which, along with the Victorian conservatory, takes full advantage of views over the formal gardens to the south. The sitting room and dining room face west towards the Malvern Hills.

Typical of a house of this era and size there are a number of service rooms including a large scullery, butler's pantry and strong rooms which were possibly added when the house was remodelled in the nineteenth century. The extensive cellarage probably dates back to the mid eighteenth century.

Rising from the reception hall is a fine oak staircase, with ornate carved balusters and substantial newel post with finials, leading to the first floor galleried landing and on to seven bedrooms and three bathrooms. The principal bedroom mirrors the drawing room below with a bay window facing south across the lawns and formal gardens. Bedrooms two and three face west overlooking parkland towards the Malvern Hills. There is the option to use part of the first floor accommodation as a self-contained one bedroom flat.

On the second floor are four principal attic rooms in need of some repair with potential to increase the bedroom and bathroom accommodation or for use as storage.

The house could benefit from a programme of gentle and sympathetic refurbishment and is ideal for family living with accommodation extending to 8,900 sq ft.

### Gardens and Grounds

The gardens and grounds are a particular feature of the property. The house is approached along a substantial carriage driveway terminating to the west elevation of the property. The driveway dissects traditional parkland which is currently grazed under licence and generating approximately £1,200 per annum and £2,300 per annum from single farm payments. Both the driveway and the parkland provide a special setting for the house.

Formal lawned gardens with a hard tennis court and woodland lie to the south elevation. Lying to the east elevation is a mellow red brick walled garden with box hedging, orchard, vegetable garden, useful potting shed and various specimen trees including pear, plum, quince, fig and cherry trees.

There is a very charming range of traditional outbuildings lying to the west of the house including former game larders, general and wood stores and a large workshop with attic over.



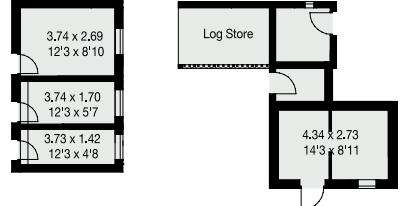
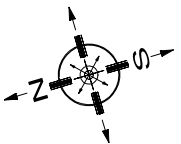




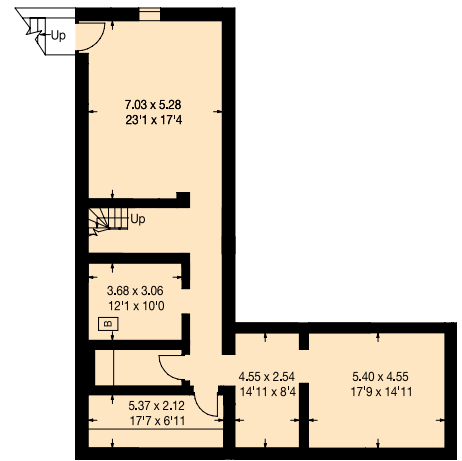


**Chambers Court,  
Longdon, Tewkesbury  
Gloucestershire GL20 6AS**

Approximate Gross Internal Area :-  
 Cellar :- 130 sq m / 1399 sq ft  
 Ground Floor :- 374 sq m / 4024 sq ft  
 First Floor :- 306 sq m / 3293 sq ft  
 Second Floor :- 147 sq m / 1582 sq ft  
 Total :- 957 sq m / 10297 sq ft  
 Potting Shed :- 13 sq m / 140 sq ft  
 Outbuildings :- 44 sq m / 473 sq ft



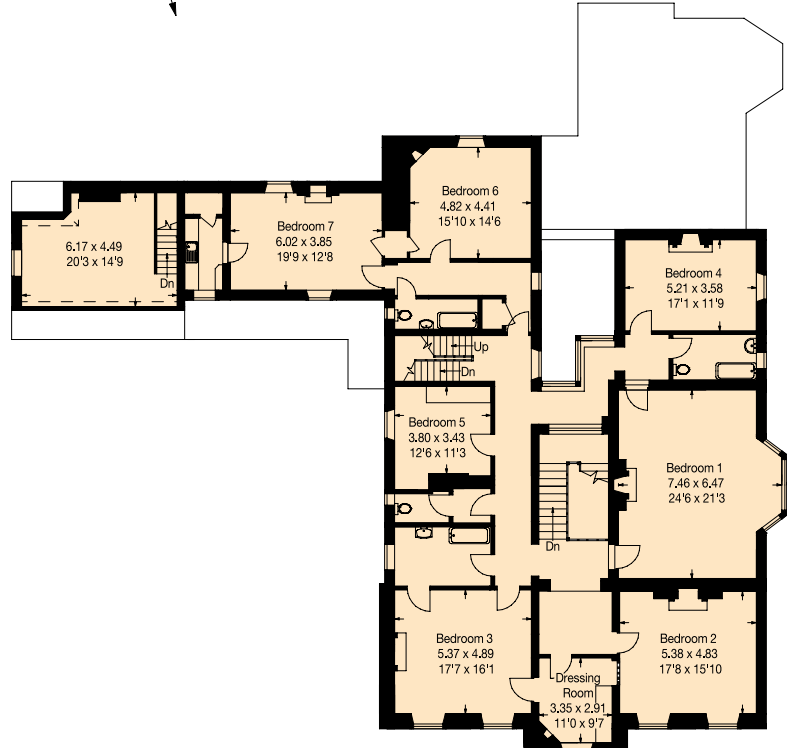
**Outbuildings**  
(Not Shown In Actual Location / Orientation)



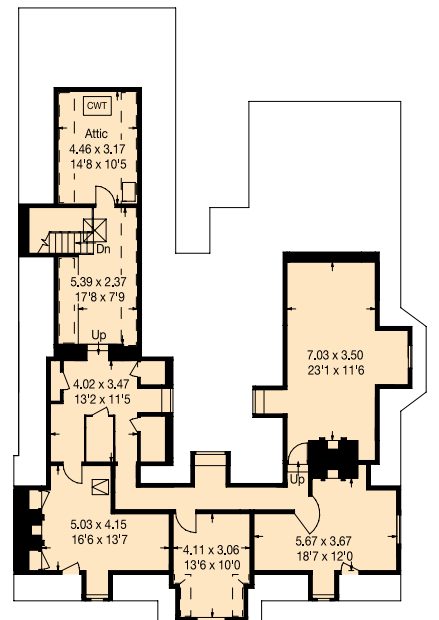
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

## General Information

### Agent's Note

The property is Grade II Listed. A neighbouring property has right of way over the driveway.

### Local Authority

Malvern Hills District Council  
Council House, Avenue Road, Malvern, WR14 3AF  
t 01684 862151.

### Services

Mains electricity and water are connected. Private drainage. Oil-fired central heating. Telephone line subject to BT transfer regulations.

### Tenure

Freehold.

### Town and Country Planning

The property lies within the area administered by Malvern Hills District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

### Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

### Council Tax

Council Tax Band H.

### Directions

From Tewkesbury High Street proceed north east for about half-a-mile turning left onto the A438 signposted Ledbury. After two-and-a-half miles turn right onto the B4211 signposted Upton. Continue on this road for one-and-a-half miles where the entrance to Chambers Court will be found on the right hand side.

### Postcode

GL20 6AS.

### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given. v) No survey of any part of the property has been carried out by the vendor or Smiths Gore. vi) Only those items referred to in the text or these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

## Energy Performance Certificate

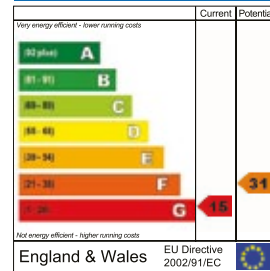


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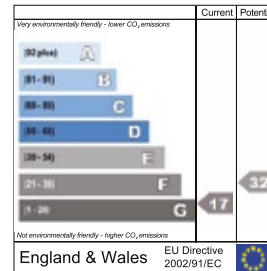
Dwelling type: Detached house  
Date of assessment: 13 July 2011  
Date of certificate: 15 July 2011  
Reference number: 8819-6523-7060-4357-5996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 815 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

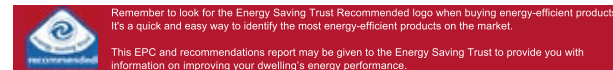
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	419 kWh/m <sup>2</sup> per year	309 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	73 tonnes per year	51 tonnes per year
Lighting	£295 per year	£295 per year
Heating	£14,060 per year	£10,220 per year
Hot water	£375 per year	£278 per year

**You could save up to £3,936 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



### Financial Services

We offer a wide range of services which may be of interest to you including free and comprehensive market appraisals and confidential and independent advice from one of the UK's leading independent and better known mortgage brokers. Please call our office if you would like more information on the services we can provide.

### Date of Information:

Particulars prepared: October 2012.  
Photographs taken: July 2011.





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