THE OLD RECTORY

A substantial and well-proportioned period property within a popular village yet close to local town centre. With seven spacious bedrooms, one en-suite, two further modern family bathrooms, dressing room, study, three reception rooms, large hall, farmhouse kitchen/breakfast room, utility room, cloakroom and cellar. Set in an acre of mature private grounds with parking and garage. This property creates a lovely family home.
Ground Floor
This property boasts a long and rich history, originally built in Georgian times and then extended by the Victorians. The house has been sympathetically restored and retains many of its period features. The hallway is both impressive and striking with the original Minton floor which spans from the front of the house to the rear. With high ceilings and original coving all the ground floor rooms lead off the hall. The elegant drawing room has a large sash bay window and side window both with ornate curtain pelmets and delightful views of the garden. One of the focal points in the room is a large open Victorian fireplace. The spacious dining room has a wooden floor, large bay window, open fireplace and also ornate curtain pelmets. The sitting room is spacious and homely with a multi fuel burner and French doors leading to the garden. The farmhouse kitchen/breakfast room has charming views of the garden with an oil fuelled Rayburn, and Pantry, plenty of storage and granite work surfaces. There is a separate utility room with plumbing, sink and further storage. The downstairs cloakroom has an area for boots and coats with a separate W.C. There is also a Boiler Room/Workshop and Garden Store.
First Floor
The master bedroom has an impressive en suite, two large sash windows and an original fireplace. The bedroom is generous in size, the en-suite is full of character retaining a period feel with all the modern features to include a standalone roll top bath, shower, W.C. basin, original wooden floor and fireplace. There are three further double bedrooms and one large single. All the bedrooms have lovely views of the garden and original fireplaces. There are two family bathrooms. One is modern and well presented with a bath, separate shower, W.C. and basin. The second also modern and spacious has a bath, W.C. and basin.
Second Floor
The second floor has a large landing area with two further bedrooms and an office/study that could also be another double bedroom if required. There is a separate dressing room.

Cellar
The cellar has access from the outside and is dry.
Outside
The property has a gravel driveway leading to the house with just under an acre of formal gardens that wrap around the house. The house is totally secluded although set in a village with part of the garden being walled. The garden is a mixture of lawn, flower beds, shrubs and trees (including a magnificent Wellingtonia). The former coach house now used as garaging and storage is in addition to ample parking within the grounds.
Cheltenham is the most complete Regency town in Britain and one of the few English towns in which traditional and contemporary architecture complement each other. Found on the edge of the Cotswolds this spa town is hard to beat for refined elegance, Regency terraces, annual festivals, Theatres, award winning restaurants and the racecourse. There is a wide range of classy shops and the surrounding countryside is glorious.

As the home of Festivals, Cheltenham is not only host to the annual Cheltenham Festival & Gold Cup, but also the Cheltenham Festival Series - Jazz, Music, Science and Literature.

Cheltenham was selected by The Sunday Times newspaper (March 2014) as one of the best places to live in Britain.

Easily accessible from the M5, Cheltenham lies just over an hour away from Bristol and Birmingham and under two hours away from London. There are excellent transport links by rail and road to the town. Bordering The Cotswolds, Cheltenham offers an excellent base from which to explore the area too.
Sedgeberrow is a village on the edge of the Cotswolds with Broadway only 5 miles away, and enjoys views towards the Bredon Hills and the Cotswolds. The village has an ‘Outstanding’ rated Primary School, and a Public House. Alongside a 14th century church, Sedgeberrow is 12 miles from Cheltenham, 16 miles from Stratford upon Avon and under 20 miles from historic Worcester City. Pershore is 8 miles and the M5 is within a 15 minutes’ drive. There are train stations with direct London links from Evesham, Moreton in Marsh & Honeybourne and Birmingham Airport is 45 minutes away.

Within twenty minutes’ drive is the highly sought after town of Cheltenham with numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar. There are Michelin starred restaurants, numerous bars, stylish shops and salons. For art and history lovers there is The Wilson, Cheltenham’s newly refurbished museum and art gallery, two concert halls and three theatres. The race course with the Annual Cheltenham Gold Cup also draws many people to the town. Communications from the Cheltenham area are excellent with good access to the motorway networks. There are trains to London and other major cities, London is less than 100 miles away.

Evesham, only three miles away, is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

Services
The property is connected to mains water, electricity and drainage. The central heating is oil.

Local Authority
Wychavon district Council
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 09.04.2019
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