

THE GRAIN STORE

LONG GREEN, FORTHAMPTON, GL19 4QL



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A BEAUTIFUL NEW BUILD HOME, ON ONE LEVEL WITH TWO ANNEXES,
BEAUTIFUL GROUNDS, VIEWS AND A PADDOCK IN THE SOUGHT AFTER
VILLAGE OF FORTHAMPTON

The Grain Store

A Magnificent Kitchen/Dining/Sitting Room • Four Bedrooms with EN Suites
• Utility Area and Cloakroom.

Annex Off the Main House

Kitchen/Dining/Sitting Room • Two Bedrooms • Bathroom

Outside

Large Gardens • Paddock • Outbuilding with Gym and Storage • Extensive Terraces
• Double Oak Framed Carport with Annex over.

Annex

One Bedroom • Kitchen/Sitting Room • Bathroom



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DESCRIPTION

The Grain Store is a newly finished barn conversion, superbly located in the quiet, unspoilt, rural parish of Forthampton. The innovative build combines state of the art technology with a cutting-edge design, cleverly set into the plot to take full advantage of the stunning views blending into the landscape with a seamless infinity living arrangement. Spanning over 2700 Sq Ft of the most immaculate accommodation set out over a single floors of impressive living, bedroom and entertaining space in addition to an annex attached the main house and an oak framed double carport with an apartment above with a gym/home office.

Whilst predominantly open plan, the spectacular living areas have defined spaces for seating, dining and eating this entire room opens to a wraparound terrace and further to the gardens. The kitchen itself is fitted with a cashmere matt kitchen under Quartz worktops with integrated appliances from AEG including a coffee machine, microwave, oven, fridge/freezer, an instant hot & cold water tap and an island with induction hob with downdraft hood and a wine cooler, this naturally divides the room. A series of bi folding and infinity doors accessed from the kitchen and living room lead to the central terrace, reaffirming the outside-inside feel.

The four double bedrooms are set to one side of the living space, each room enjoying glorious vistas and all designed with their own en suites. The master suite is a beautiful room with bi fold doors adjoining the sun terrace all overlooking the grounds.

Attached to the main house is a beautifully finished annex with the open plan kitchen/sitting room that is a theme across the accommodation, this light space is fitted with a well-appointed kitchen and integrated appliances, there is a set of bi fold doors leading out to its own private terrace with steps down to the garden. There are two bedrooms and a modern bathroom. This space is ideal for a dependant relative, au pair or for guest accommodation.

GARDENS AND OUTSIDE

The Grain Store is entered via a video entry system and electric gates, giving an immediate sense of privacy. The driveway provides off road parking for numerous vehicles and access to the oak framed car port which offers garaging for two cars and a car charging point. A little further on is an outbuilding, arranged as a home gymnasium and storage. The exacting details continue to outdoor space, where particular thought has been given to outside entertaining by creating an extensive terrace area, it is a serene spot, that is the perfect place to enjoy what is undeniably one of the best views. Adjacent is a paddock ideal for a pony or small holding.





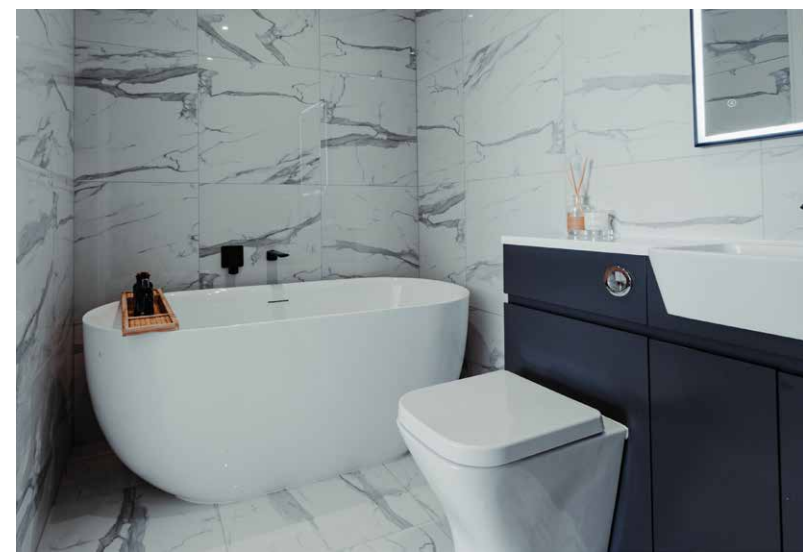
The annex above the double Oak framed carport is arranged as a further self-contained and independent supplementary annex with an open plan kitchen/sitting room and a bedroom with en suite. Should a prospective owner wish, this could generate a supplementary income or to be used for guests or a live in Au Pair.

The property is fitted with Solar panels and CCTV. The annex and main house is supported by an Air Source Heat system.

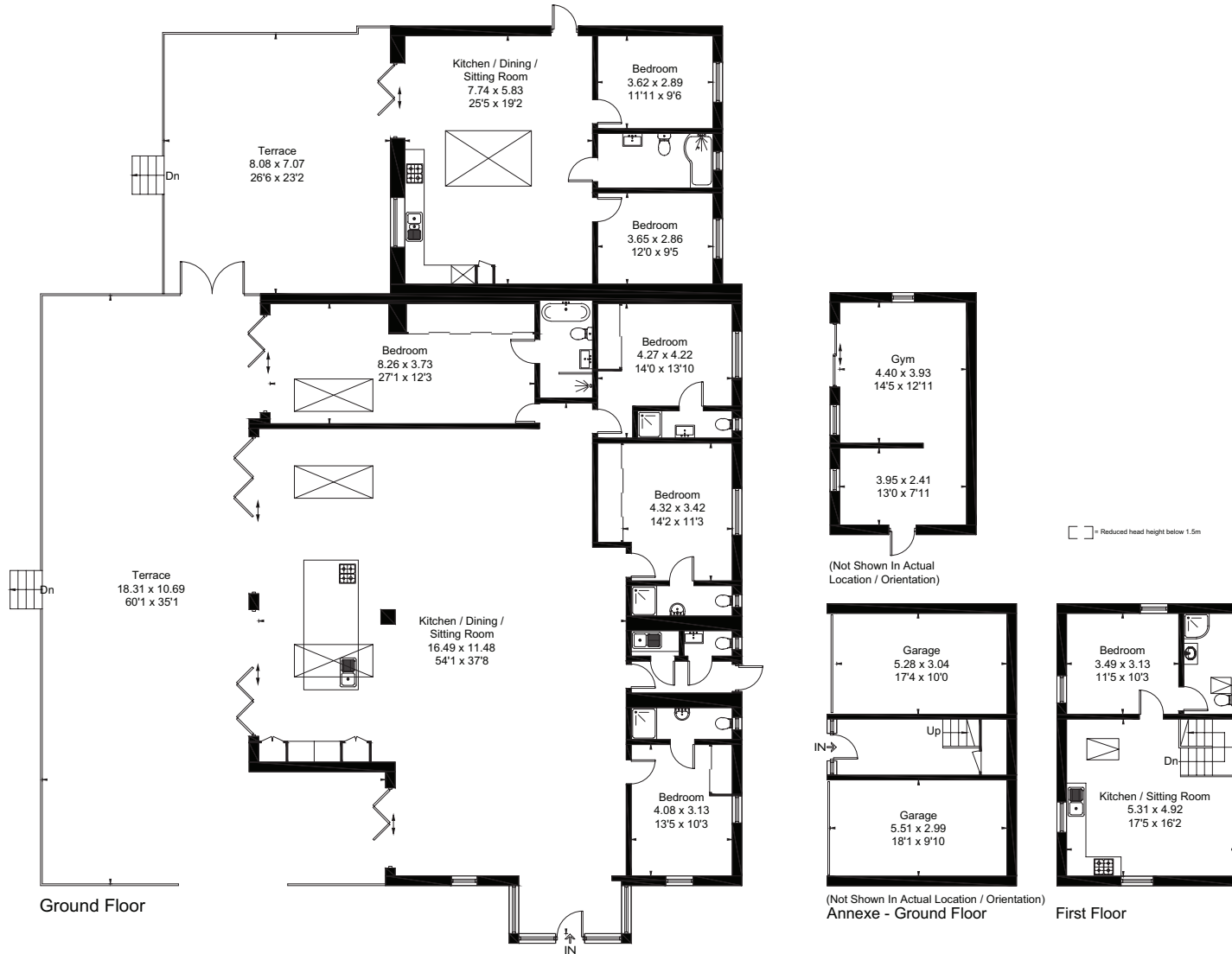
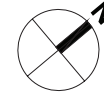
SITUATION

The Grain Store is positioned within the peaceful and historic hamlet of Forthampton, a beautiful pocket noted for its great number of interesting buildings, a church, a collection of farmsteads, a village hall and village club. Forthampton was designated a Conservation Area in 2003 due to its special architectural and historic interest and panoramic views. The neighbouring villages of Corse Lawn and Eldersfield are particularly well reputed, the latter for the Michelin Star restaurant, The Butchers Arms. Whilst distinctively semi-rural the village is highly accessible, with the nearby town of Tewkesbury only 3 miles. A medieval town with a marina,

it hosts various annual festivals and offers broader day to day facilities including shops, a doctor's surgery, delightful inns, boutique shops and large supermarkets. In addition to Tewkesbury, Gloucester and Cheltenham are the nearest centres, both within a comfortable 15-minute drive. There is a wealth of culture and activities, with a Cathedral in Gloucester and Cheltenham playing host to several highly acclaimed festivals including Music, Literature and Jazz and famous Gold Cup. The Grain Store is well placed for some excellent schooling in both the state and private sectors including The Royal Grammar School and The King's Cathedral School in Worcester, the renowned Malvern College, Malvern St James as well as Dean Close, Cheltenham College and The Cheltenham Ladies' College in Cheltenham. Communications are excellent with junctions of the M5 and M50 motorways nearby; mainline rail services are available from Cheltenham, Gloucester, Tewkesbury and Worcester whilst Birmingham and Bristol International Airports are easily accessible as well.



Approximate Area = 254.8 sq m / 2743 sq ft
 Outbuildings = 190.3 sq m / 2048 sq ft (Including Garages)
 Total = 445.1 sq m / 4791 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)



IMPORTANT NOTICE

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SERVICES

Electric Heat Source pump and Electric. Mains Water.

COUNCIL

Malvern Hills District Council.





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