

# New Hall Farm

CHACELEY, GLOUCESTERSHIRE, GL19 4EG



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A STUNNING GEORGIAN COUNTRY HOME OFFERING BEAUTIFUL AND EXTENSIVE ACCOMMODATION, A RANGE OF OUTBUILDINGS AND 35 ACRES OF LAND.

## Ground Floor:

Reception hall • Drawing room • Sitting room • Dining room • Kitchen • Study • Larder • Utility room • Cloakroom  
Boot room • Boiler room • Access to cellars

## First Floor:

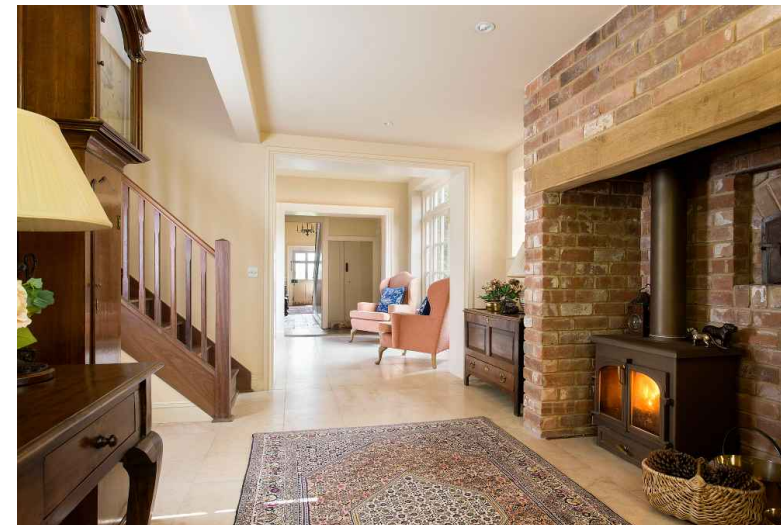
Master bedroom with en suite and walk in wardrobe • Guest suite comprising two further double bedrooms and family bathroom • Linen cupboard  
An independent suite of two double bedrooms and a bathroom accessed from a separate staircase

## Second Floor:

Three double study bedrooms with fitted cupboards and bookshelves • En suite bathroom and separate shower room

## Outside:

Formal gardens, paddocks and orchards totalling circa 35 acres • Garaging and stores • Gardeners cloakroom  
Threshing/Party barn • 2-storey Cider Barn • Stables • Agricultural barn



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New Hall Farm is a handsome Grade II listed Georgian Farm House believed to have been built around 1700.

The house is constructed of mellow brick elevations beneath pitch tiled roofs with a wealth of original features including working shutters to sash windows, exposed beams, oak and flagstone floorings. The property has been completely renovated by its current owners, the main house being united with a former artisan's cottage of a similar period and a large, elegant drawing room.

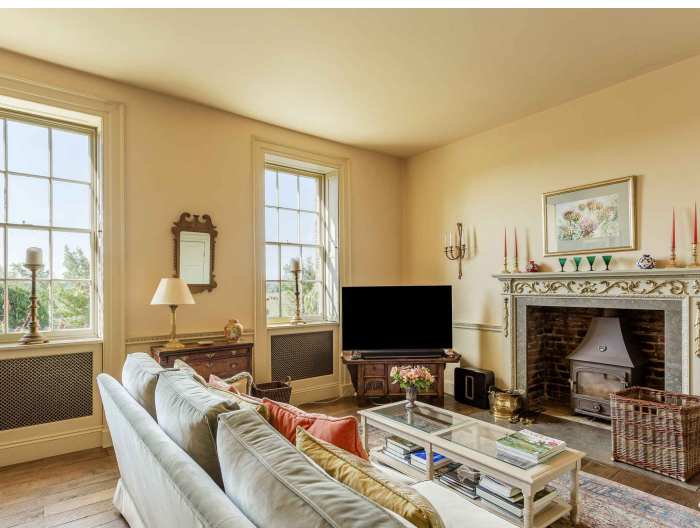
The house provides flexible, well-proportioned accommodation over three floors ideally suited to both family life and entertaining.

The principal accommodation faces South and West.

A large, welcoming reception hall links the ground floor rooms, all of which flow together to provide plenty of space in which to entertain both children and adults. French doors from the drawing room and the hallways open out onto the terrace and gardens for summer dining.

The Georgian "four square" layout within the main body of the house offers a dining room, and a family sitting room to the fore, which both link with similar sized rooms behind. The kitchen is fitted with bespoke ash cupboards, some of which were copied from original Georgian cupboards found in the house. It has ample granite work surfaces, as well as maple-topped island unit and window seat. The study features part of the original kitchen range and flagstone flooring as well as two walls of bespoke bookshelves.

Eight double bedrooms and five bathrooms extend over two floors. The master suite is on the first floor along with a two-bedroom guest suite which could equally be occupied by young children.





Three study/guest rooms on the second floor are fitted with cupboards and bookshelves. One bedroom is en suite to the bathroom and there is also a separate shower room.

Two further bedrooms and a bathroom are accessed from a separate staircase and have potential as a suite for a relative or au pair, or for home working.

**Outside:** New Hall Farm is accessed via a long driveway leading to a courtyard surrounded by attractive period farm buildings. These include a two-storey barn with original cider wheel and cider press, stables and a large threshing barn which makes a perfect party venue.

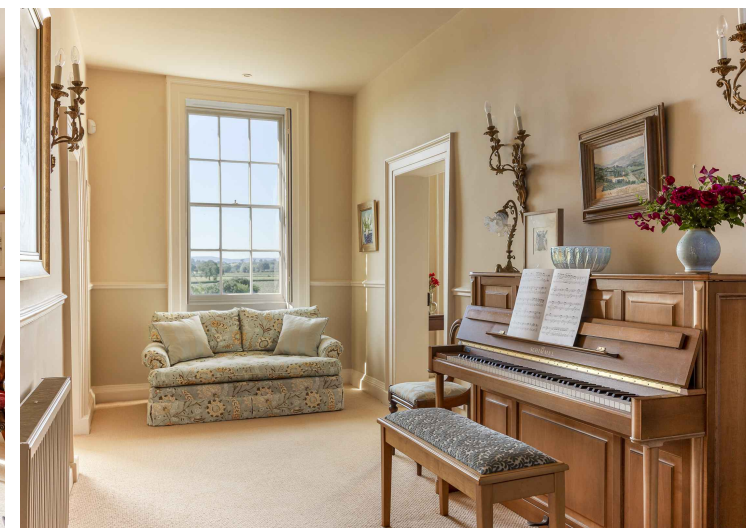
Planning permission had previously been granted to convert these buildings into holiday cottages, but this permission has lapsed.

A large steel frame agricultural barn with yard adjacent is located at the head of the entrance drive, ideal for equestrian use.

The property is situated centrally within its land (circa 18 acres). Formal gardens with beautiful herbaceous borders adorn the perimeter of the house itself and radiate to fields and an orchard beyond. A further 17 acres of pasture is located to the south east which has historically been used to train event horses.

**Situation:** New Hall Farm is a wonderful family home situated in a peaceful location on elevated grounds with views across open Gloucestershire countryside towards the Cotswold Hills in one direction and the Malvern Hills in the other.

In addition to the local walking and riding, the attractions of the Cotswolds are easily accessible and the glorious countryside of Herefordshire and the Welsh Borders are nearby offering superb fishing on the River Usk and hiking in the Brecon Beacons National Park. Canoeing on the River Wye, shooting and golf are within easy reach.





A selection of leading preparatory, public, and grammar schools can be found in Cheltenham including Cheltenham Ladies College, Cheltenham College, Dean Close and Pates Grammar. Equally close are Malvern College, The Elms School and Kings School in Gloucester. An OFSTED outstanding nursery for young children is within 3 miles as well as 2 OFSTED outstanding primary schools.

**Transport Links:** The property is situated in a very convenient location with fast access to regional and national communications including the M5 and M50. Direct trains can be taken from Gloucester train station to London Paddington, Bristol, the South West and Wales. From Cheltenham Spa train station, to Birmingham, the North and Scotland.

**Location:** What3Words - [///tries.pinging.compress](https://www.what3words.com/tries.pinging.compress)

**Services:** Oil central heating, Mains water, Mains electric, Private drainage.

**Local Authority:** Tewkesbury Borough Council





Approximate Floor Area = 685 sq m / 7377 sq ft  
 Attached Outbuildings = 88 sq m / 950 sq ft  
 Outbuildings = 836 sq m / 9002 sq ft  
 Total = 1609 sq m / 17329 sq ft



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