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THE OLD VICARAGE

Badgeworth, Cheltenham, GL51 4UL

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A charming detached former Vicarage in a lovely village location nestled within its own glorious grounds of over two acres with a detached converted coach house and garaging.

Ground Floor:

- Reception Hall • Sitting Room
- Dining Room • Kitchen/Breakfast Room
- Study • Home Office • Utility

First Floor:

- Principal Bedroom with Bathroom
- Guest Bedroom with En Suite • Three Further Double Bedrooms • Shower Room • Bathroom
- Bedroom 6/Snug

Second Floor:

- Bedroom • Sitting Area

Outside:

- 2 Acres of Grounds • A Wooded Copse
- Single and Double Garage
- Detached Converted Coach House

DESCRIPTION

The Old Vicarage is a handsome detached home nestled in its own two acres with a one-bedroom coach house making it one of the finest properties within this charming village. The setting is lovely, being only 3 miles from Cheltenham yet with a semi-rural feel, edged as it is by open land and within moments from countryside walks. Unlike its listed counterparts, it's a beautifully lateral home that is very much a workable and manageable family residence. The understated style of the house and the well cared for accommodation lends itself perfectly to modern life, with an excellent flow, generous proportions in addition to ample windows and doors allowing for lots of natural light, views, and connections to the gardens.



Entrance is through the wide reception hall which introduces the fine choice of reception rooms. There is a home office and a study at the front of the house making it an ideal space for two people to work from home independently of one another. The principal rooms occupy the rear of the house, designed to open up to the terrace and lawns which provide an idyllic backdrop and view for each room to enjoy. The sitting room is, with its wood burning stove, a lovely and spacious room, extending to over 23 ft, it enjoys a triple aspect vista and direct access to outside through side and rear doors. The formal dining room is adjacent and both rooms enjoy fireplaces as focal points. From here, double doors open to the large kitchen and breakfast room which is undeniably the hub of the house, ideal for both entertaining and family life alike. The kitchen itself is well appointed with a range of modern units, integrated appliances and a large island, this opens to an area for seating and dining adjacent to double doors that open to make a seamless connection to the garden. Off the kitchen is a large utility/boot room, also with direct access to outside, ideal as a secondary entrance point and for pets.

The bedrooms extend over the two upper floors. On first floor level the arrangement is both practical and balanced to that of the reception rooms. The principal suite has an en suite bathroom and built in wardrobes. A guest bedroom also benefits from an en suite shower room whilst a family bathroom and a separate shower room serves the remaining four bedrooms. In addition, there is a smaller bedroom, ideal as a cot room or snug.

On the second floor is a further bedroom with built in wardrobes and a sink adjacent to a landing area ideal for sofas or a desk. This floor makes an ideal quarter for guests or a live in au pair.

THE GARDENS & GROUNDS

The gardens are a particular feature to The Old Vicarage and a fundamental element to the overall feel of this home. Extending to over two acres, the main areas of level lawn are set to the rear and side of the house all overlooked by the principal reception rooms and bedrooms. The entire plot has been lovingly curated and maintained by the current owners who have stocked the gardens with a variety of fruit and specimen trees with flower and plants to the borders bringing colour and maturity. The boundaries comprise well established trees and hedgerow with a classic brick wall to the side elevation. There are various spots within the grounds for seating and a large paved terrace,





ideal for outside entertaining, all providing a lovely relaxed setting. To the side of the house, from the driveway, is a pedestrian gate into the garden with classic brick walling where there is a pergola and entrance into a private area of woodland.

THE COACH HOUSE

A detached coach house provides excellent ancillary accommodation to the main house is set over two floors and comprises one bedroom, a shower room, kitchen and spacious sitting room making it ideal as holiday accommodation, guest quarters or for a dependant relative.

GARAGING

There is excellent garaging with The Old Vicarage including a double and single garage. In front of the garaging is a long, wide driveway providing extensive parking.

SITUATION

The Old Vicarage occupies a lovely position in the desirable village of Badgeworth, close to reputable Leckhampton and a short commute of Cheltenham. Much of the attraction of this location is the easy access to some lovely walking and riding countryside, yet within easy reach of local conveniences, schools and motorway links. Cheltenham's centre is a mere 3 miles, a cosmopolitan town with a fashionable centre offering some exceptional shopping, leisure, eating and educational facilities including, The Cheltenham Ladies' College, Cheltenham College and Dean Close. Offering a cultural lifestyle to its audience, Cheltenham plays host to several highly acclaimed festivals including Literary, Music and Food. Communications from this area are excellent, with easy access to motorway links including the M5 and A417 Cirencester, Swindon and the M4. There are regular trains to London and other major cities from Cheltenham Spa train station which is a short commute.



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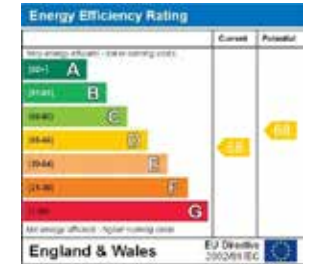
Approx. gross internal area 3643 Sq Ft. / 338.4 Sq M.
 Approx. gross internal area 4059 Sq Ft. / 377.1 Sq M. Inc. Coach House
 Approx. gross internal area 4737 Sq Ft. / 440.1 Sq M. Inc. Outbuildings



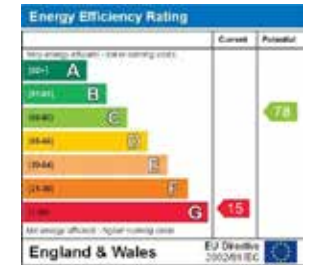
All measurements are approximate and for guidance and illustrative purposes only.
 Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



MAIN HOUSE



COACH HOUSE



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