



**Longdon**

**01684 293246**





# Old Vicarage Cottage, Longdon, Tewkesbury, GL20 6AT

When you approach the door of this delightful cottage be ready for it to wrap its arms around you and welcome you in, such is the warmth of the character to be found within.

Beautifully and sympathetically restored and updated to fully embrace its past, this cottage offers surprisingly spacious and generously proportioned rooms.

The entrance hall has beams and opens up into the dining hall which is currently used as a music room. A door leads through to the triple aspect lounge with its inglenook style fireplace with modern log burner.

At the rear of the cottage is a kitchen/breakfast/family room again offering characterful space. The kitchen is fitted with a range of wall and base units with integrated LPG gas hob, double electric Neff ovens and dishwasher.

Off the hallway is a utility with space and plumbing for a washing machine, a range of base and wall cupboards and the LPG gas fired modern central heating boiler.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three double bedrooms and family bathroom. The dual aspect main bedroom benefitting from fitted wardrobes and an ensuite shower room comprising a shower cubicle, low level wc, bidet and pedestal sink unit.



The large third bedroom is currently divided into two sleeping areas creating a double bedroom and a single bedroom but which can be easily returned to a large double. The bathroom is fitted with a white suite comprising of a panel bath with shower over, vanity unit with inset wash basin and low level wc.

Outside the front garden is beautifully private and a drive provides ample parking and leads to the detached garage at the side of the cottage. The garage has power and light and an external staircase leads to a useful storeroom/studio.

At the rear of the cottage is a low maintenance courtyard ideal as a kitchen garden, with patio area and ornamental fish pond. There is access to the front on either side of the cottage.

Situated within the village of Longdon opposite the parish church, between the towns of Tewkesbury and Upton upon Severn, it benefits from a local gastro pub and village hall.

Approximate distances (miles):

Tewkesbury	6	Cheltenham	16
Upton upon Severn	3	Birmingham	41
Gloucester	14	London	116

## Ground Floor

Porch	
Entrance Hall	
Lounge	18'8"x14'7"
Dining Hall	12'7"x10'10"
Kitchen/breakfast/family room	22'10"x10'11"
WC	
Utility	8'9"x7'7"

## First Floor

Bedroom 1	18'11"x14'10" (max)
Ensuite	5'6"x7'2"
Bedroom 2	12'1"x11'1"
Bedroom 3	13'10"x11'5"
Bathroom	7'4"x7'

## Outside

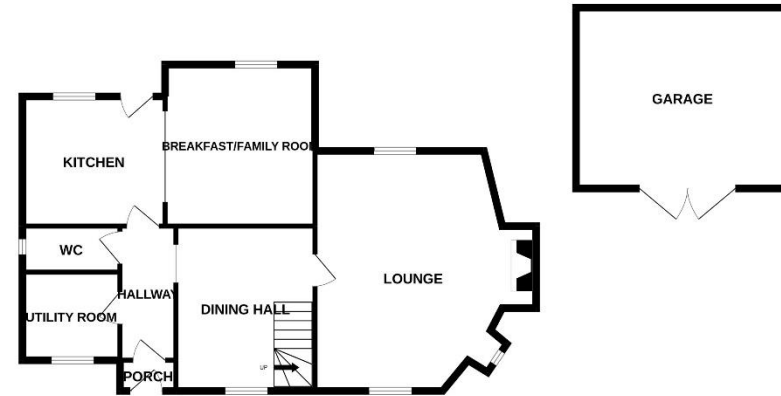
Garage	16'7"x14'1"
Studio Shed	14'1" (Ltd Head Height) x 16'7"

LPG Gas central Heating  
Double glazed windows  
Mains drainage

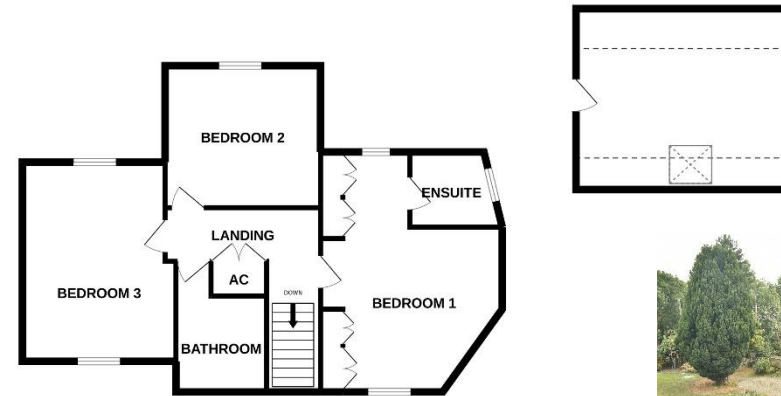
Malvern Hills District Council Tax Band E



GROUND FLOOR



1ST FLOOR



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



**Guide Price £650,000**

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