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# Buckbury Farm, Longdon, Tewkesbury, GL20 6AR

Buckbury Farm is a spacious and versatile detached Grade II Listed black and white former farmhouse which exudes a warmth and charm retaining many original features from its historic past.

On the ground floor there are 4 reception rooms with the drawing room benefitting from patio doors out to the garden, beams and a log burning stove. Two further reception rooms also benefit from log burning stoves and much character, whilst the impressive dining room has an inglenook fireplace with the original cast iron range.

The farmhouse kitchen/breakfast room is fitted with a range of wall and base units with the ubiquitous farmhouse Aga.

Completing the accommodation on the ground floor there is a home office, utility room and shower room.

A staircase from the hall leads to the first floor of the original section of the house where there are four bedrooms and bathroom. The bathroom comprises of a bath with shower over, pedestal wash basin and low level wc.

There is a further staircase which leads from the sitting room to a fifth double bedroom with dressing area and doorway access into useful attic storage space. This area combined with the rooms below, which include a home office and bathroom, would make an ideal independent annex, subject to the necessary consents.



Outside there is a detached former apple barn which houses the original intact cider press. There is ample space for garaging and a workshop.

Within the fabulous and extensive garden that measures approximately 1 acre, there is a greenhouse, vegetable garden, rose and flower beds, mature shrubs, various patio and seating areas, ornamental pond with pumped waterfall feature, and specimen trees planted within the lawns that wrap around the house and which back onto farmland.

Approached from the highway via a long gated driveway through the garden to the cottage. At the top of the drive is a round planted border creating an attractive turning circle.

Located within the village of Longdon 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

|                |             |
|----------------|-------------|
| Entrance Hall  | 8'x5'10"    |
| Drawing Room   | 15'1"x13'8" |
| Sitting Room   | 18'8"x14'8" |
| Living Room    | 15'x13'11"  |
| Dining Room    | 15'9"x15'3" |
| Home Office    | 9'2"x8'1"   |
| Kitchen        | 15'8"x11'3" |
| Shower room/wc | 7'4"x5'7"   |
| Bathroom       | 5'7"x4'9"   |

## First Floor

|               |                    |
|---------------|--------------------|
| Bedroom 1     | 15'10"x13'5" (max) |
| Bedroom 2     | 13'x10'11"         |
| Bedroom 3     | 15'x11'1"          |
| Dressing Room | 14'10"x10'8" (max) |
| Bedroom 4     | 10'10"x8'2" (max)  |
| Bedroom 5     | 9'1"x7'1"          |
| Bathroom      | 9'7"x8'11"         |

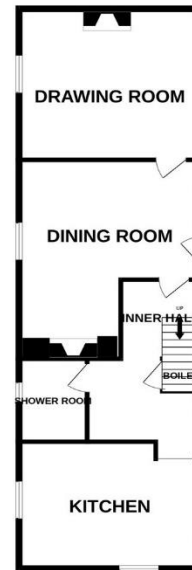
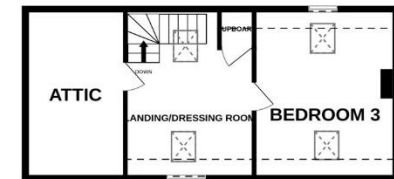
## Outside

|                       |             |
|-----------------------|-------------|
| Attached Utility Room | 15'3"x5'3"  |
| Detached barn/garage  | 21'4"x14'5" |

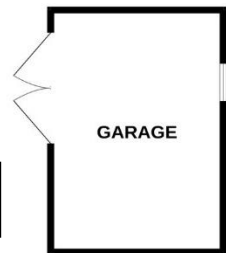
Services: Private Septic Tank Drainage  
Oil fired central heating  
Severn Trent Mains Water  
High Speed Broadband



1ST FLOOR



GROUND 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.

Malvern Hills District Council Tax Band F

# Guide Price Offers over £800,000

Viewing strictly by arrangement with Engall Castle Ltd

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