



Corse Lawn

01684 293246



Ambridge, Corse Lawn, GL19 4LU

Previously owned by the creator and producer of the world's longest running radio programme, The Archers, the aptly named 'Ambridge' is a delightful and spacious much loved family home. Having been extended by the current owners, the property offers very generously proportioned and light accommodation, delightful private gardens that sweep around the whole house and a brick outbuilding which could be readily used as an annex, subject to the relevant regulations and consents.

Internally the accommodation comprises of a large triple aspect lounge with open fireplace and doors leading into the conservatory.

There is also a separate dual aspect reception room, currently used as a formal dining room with patio doors to the garden. Adjacent to this is the large kitchen which has ample space for a dining table and is fitted with a range of wall and base units with an integrated LPG gas hob and electric oven, extractor and a pantry. A door from the kitchen leads into a spacious utility room which has the benefit of a door to the garden.

Completing the ground floor accommodation is a study and cloakroom/wc.

The first floor comprises of 5 double bedrooms and a main bathroom. Bedroom 1 is dual aspect and has the advantage of a walk-in wardrobe and ensuite shower room. Bedroom 2 has a large dressing room which is currently utilised as a single bedroom and ensuite bathroom.

The main bathroom is fitted with a corner bath with shower over, pedestal wash basin and low level wc.



Outside there is a detached brick-built home office, the former office of Godfrey Baseley wherein the original scripts for The Archers were written. It comprises of two rooms and a wc.

In addition there is a detached double garage with power and light and a large woodshed.

The gardens sweep around the property and extend to approximately 0.28 acres, providing a beautifully private space, designed with wide flower beds, mature shrubs and trees, lawns and patio areas. A small orchard lies adjacent to a vegetable garden and large greenhouse. The driveway is accessed from the road via a 5 bar gate and provides ample parking for several vehicles.

The property benefits from double glazed windows, oil fired central heating and septic tank drainage.

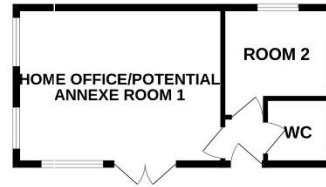
Corse Lawn is a much favoured village located between Tewkesbury, Gloucester, Ledbury and Cheltenham and has the advantage of a popular local primary school, fine dining hotel and restaurant and stunning countryside walks. It is within easy reach of the market town of Tewkesbury and the motorway network.

Approximate distances (miles):

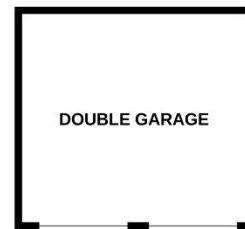
Tewkesbury	5	Gloucester	10	Ledbury	11
Cheltenham	13	Bristol	45	Birmingham	56
London	122				

Ground Floor

Entrance Hall	
Lounge	18'4"x17' (Max)
Dining Room	18'4"x11'11"
Kitchen/breakfast room	16'x12'
Study	10'7"x9'11"
Utility Room	12'x5'11"
Conservatory	19'9"x6'2"
WC	

**First Floor**

Bedroom 1	18'4"x10'8"
Ensuite	6'2"x5'11"
Walk in wardrobe	8'4"x4'11"
Bedroom 2	12'7"x9'11"
Ensuite	8'x5'3"
Dressing room	10'x5'3"
Bedroom 3	16'11"x8'
Bedroom 4	9'11"x8'10"
Bedroom 5	9'x7'11"
Bathroom	9'2"x8'

**Outside**

Detached Brick outbuilding	
Room 1	16'6"x12'7"
Room 2	8'6"x7'2"
WC	
Detached Double Garage	18'1"x17'3"

Malvern Hills Council Tax Band E

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(104)	A		
(11-91)	B		
(93-80)	C		
(75-69)	D		
(59-54)	E	58	70
(21-58)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

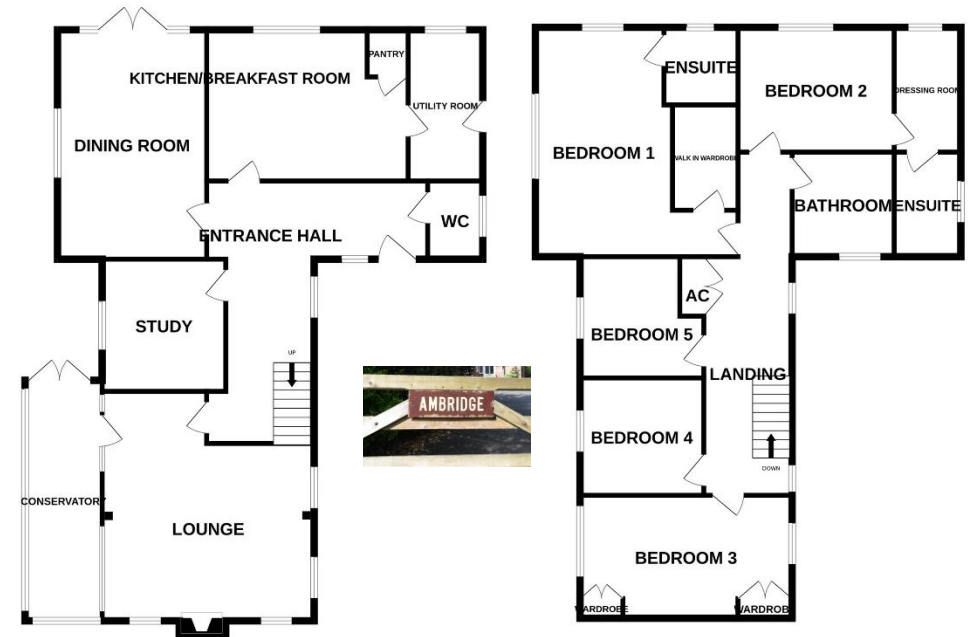
Guide Price £850,000

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**Agents Note**

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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.



