



**Lincoln Green Farmhouse**

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# Lincoln Green Farmhouse, Lincoln Green Lane, Tewkesbury, GL20 7DN

You will not fail to fall for the romanticism of this elegant Georgian home. Beautifully presented inside and out and located within an equally beautiful setting, backing onto a protected meadow and overlooking fields at the front.

The attractive front door welcomes visitors into the imposing entrance hall with its fabulous staircase. To the right is a dual aspect drawing room with marble fireplace and open fire with formal alcove features either side. Across the hall is a separate dining room again with open fire place and original cabinetry including a "wig" cupboard.

Off the dining room is a large traditional and characterful farmhouse kitchen offering ample space for a large family kitchen table. The kitchen is fitted with a range of wall and base units with granite worktops with integrated dishwasher, double electric oven, ceramic hob, extractor and an AGA.

A door from the kitchen leads to an inner hall and access to the utility room; downstairs wc; and a delightful garden room – the perfect space to quietly contemplate and enjoy the lovely view of the garden. A spiral staircase leads up to a studio/office.

Completing the accommodation on the ground floor is a further reception room at the rear of the property with attractive fireplace, window seat and fitted book shelves.

On the first floor there are two impressive double bedrooms both benefitting from large ensuite rooms and both enjoying delightful views of the countryside. Also on this floor is a further bathroom. There are two additional double bedrooms on the second floor.



Outside the gardens are just delightful offering varying interest from the secret garden formally planted with a knot garden, water feature, pergola and summerhouse from which to survey the gardens' delights; to sweeping lawns with specimen and fruit trees including apple, plum, pear, walnut, damson and crab apple; patio and additional summer house. In addition there is a gated kitchen garden in front of the attached workshop.

The attached workshop offers great potential to add ancillary accommodation if required with planning permission granted for the erection of a garage with accommodation above.

The grounds are approx. 0.6 acres with additional land available on a rental basis from the local farmer.

Located in a leafy country lane off the drive to Tewkesbury Park Hotel, the property enjoys the best of both worlds, with the tranquility of the countryside and within a mile of the excellent amenities and facilities offered by Tewkesbury town centre.

Approximate Distances miles:

Tewkesbury	1	Birmingham	43
Cheltenham	9	Bristol	50
Gloucester	12	London	122
Worcester	18		

## Ground Floor

Drawing Room	24'5"x14'9"
Dining Room	14'4"x13'7"
Reading Room	17'7"x9'3"
Garden Room	16'3"x8'6"
Kitchen/Breakfast Room	19'2"x13'9"
Utility	5'10"x5'9"
Downstairs wc	

## Mezzanine

Studio/ Home Office	13'3"x8'11"
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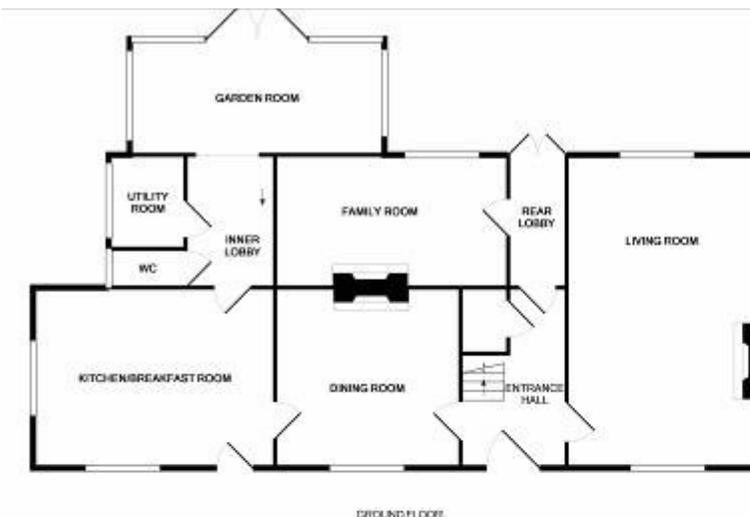
## First Floor

Master Bedroom	15'3"x15'
Ensuite	10'10"x9'3"
Bedroom 2	14'10"x14'
Ensuite	14'1"x9'7"
Bathroom	9'5"x6'3"

## Second Floor

Bedroom 3*	15'6"x14'4"
Bedroom 4*	14'6"x14'2"

\*some limited head height



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 £885,000**

Viewing strictly by arrangement with Engall Castle Ltd  
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