

# SEVENHAMPTON GRANGE

SEVENHAMPTON, CHELTENHAM, GLOS, GL54 5SL



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*A handsome detached Cotswold stone country home, beautifully placed in both its plot and the village, occupying an elevated position with an open vista and wooded views*

## THE PROPERTY

Sevenhampton Grange has come to the market for the first time in 28 years and offers a wonderful opportunity to purchase a fine country home of great charm and character with a superb flow of living space and bedrooms, ancillary accommodation and parking for several vehicles. Set at the top of a long, sweeping driveway, the setting is both prominent and private with extensively planted gardens providing a colourful setting against the traditional stone elevations.

The reception hall of Sevenhampton Grange is an impressive space with wood block floor, a tall 9 paned mullioned window to the front elevation, handsome panelled staircase with carved spindles to the first floor galleried landing, beamed ceiling, excellent fitted storage and cloakroom.

The sitting room is a generous size with a wonderful inglenook fireplace housing the wood burning stove with raised plinths for log storage and floor to ceiling stone chimney breast with display alcoves. The beamed ceiling adds further to the character, creating a cosy atmosphere for this lovely sized reception room. A wide stone mullioned window with window seat enjoys the views to the front to the wooded backdrop and bi-folding doors open out to the rear terrace.

The dining room is an impressive reception, a grand space for entertaining but also perfect as a further large sitting room if preferred. Full of character with a beamed ceiling, original fitted cupboard, timber boards and dual aspect mullioned windows.

To the rear of Sevenhampton Grange is a large kitchen/breakfast room with direct access out on to the paved terrace with steps up to the garden. There is ample space in this room for a dining suite and furniture for relaxed entertaining. Handpainted cabinetry provides extensive storage with timber and granite worksurfaces and Belfast style sink. The Aga is an attractive focal point as well as being functional and there is also a separate fitted oven and hob.

The galleried landing is a feature of the first floor and enjoys wonderful views to the front and offers access to five of the first floor rooms. The main bedroom with fitted storage is to the rear of the house and enjoys views over the garden, served by a large en-suite bathroom with separate shower. Adjacent to the main bedroom is a pretty single room with window seat, ideal as a dressing room or hobby room and bedrooms 3 & 4 are both generous doubles served by the main bathroom. Also on the first floor is a large room that has been used as the children's sitting room with dual aspect views to the front and the rear, with a staircase rising to bedroom 5/6 with en-suite shower room and walk in storage cupboard with access to an extensive insulated loft space.





This generous arrangement of rooms allows for a family to enjoy their own private space along with space for guests either in the house or in the annexe above one of the three garages.

### OUTSIDE

Sevenhampton Grange is approached off the village road via a sweeping driveway rising gently to the house, bordered on both sides by lawn. The driveway widens at the top of the drive for further parking and gives access to a double garage and a single garage.

There is also a large utility/boot room with further extensive storage and plumbing for a washing machine.

Over one of the garages is ancillary accommodation comprising of a large room presently utilised as a home office, with walk in store room and bathroom. Given the beautiful location of Sevenhampton Grange, this annexe space is also perfect as guest accommodation or as an Airbnb.

The garden to the rear of Sevenhampton Grange has been planted to create colour and interest throughout the year. Steps rise from the terrace immediately outside the kitchen door, dividing a lovely dry stone wall. The garden has been landscaped on two gentle tiers, with seating areas bordered by deep flower and shrub arrangements. Over the decades, an exceptional array of specimen trees have been planted to include a tulip tree, robinia, white team, smoke bush, red bud forest pansy, wedding cake tree, Judas tree, royal purple colinus and viburnum. These trees provide beautiful focal points throughout the garden, creating canopies, graceful outlines and striking silhouettes.

### LOCATION

Sevenhampton is a highly sought-after Cotswold village, offering the perfect balance of rural tranquillity and accessibility. Surrounded by rolling countryside and dotted with traditional stone cottages and larger country homes, the village provides an idyllic setting for those looking to enjoy a peaceful lifestyle without compromising on convenience.

Everyday amenities can be found close by in Andoversford, with its shop, post office, school, and welcoming pubs. The vibrant regency town of Cheltenham is just 6 miles away, offering an outstanding range of shopping, dining, cultural attractions, and renowned festivals. The village is also within easy reach of Charlton Kings, Winchcombe, and Northleach, with the larger Cotswold centres of Cirencester and Stow-on-the-Wold only a short drive away.

For those who enjoy the outdoors, Sevenhampton is perfectly placed to take advantage of the surrounding countryside, with endless walks, bridleways, and scenic views on the doorstep. Sevenhampton enjoys excellent transport links make commuting straightforward, with quick access to Cheltenham and Oxford, and the wider motorway network.

Sevenhampton represents a rare opportunity to enjoy a true village lifestyle in one of the most desirable corners of the Cotswolds.

### SERVICES

Mains electricity, oil fired central heating, septic tank drainage

Gigaclear Fibre Optic into house

EV Charger





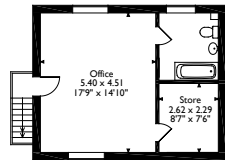
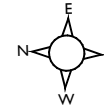
# FLOORPLANS

## Sevenhampton Grange, Sevenhampton, Cheltenham, Gloucestershire

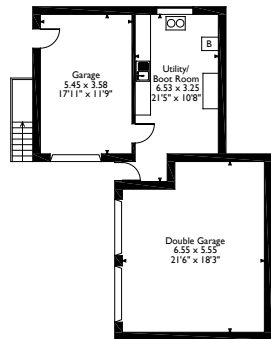
Approximate Gross Internal Area  
Main House = 282 Sq M/3036 Sq Ft  
(Excluding Walk-In Loft Access)

Garage = 114 Sq M/1227 Sq Ft

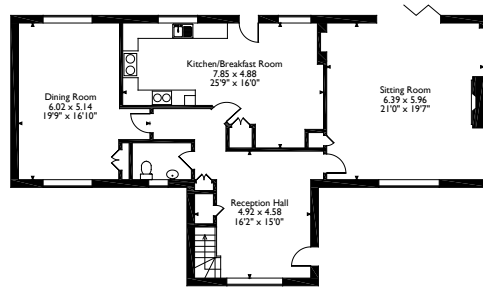
Total = 396 Sq M/4263 Sq Ft



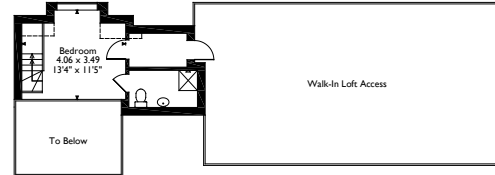
Garage First Floor



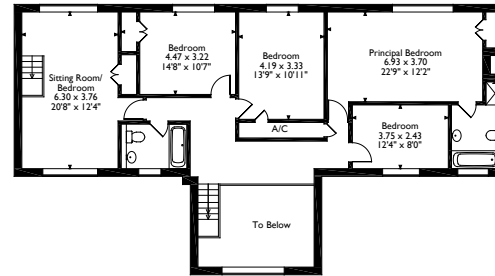
Garage Ground Floor



Ground Floor



Second Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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