An aerial photograph of a large, historic brick house with a glass extension, situated in a lush green landscape. A church with a tall tower is visible in the background, surrounded by rolling hills and fields. The property is enclosed by a stone wall and a gravel driveway.

KE<sup>tm</sup>  
KINGSLEY  
EVANS

High House  
Church Lane, Prior's Norton, GL2 9LS



# High House

Church Lane, Prior's Norton, Gloucestershire, GL2 9LS

*A beautifully finished and recently upgraded detached family home set within an acre of grounds with stabling.*

- Reception room
- Conservatory
- Kitchen/Breakfast room
- Dining/Family room
- Utility room
- Pantry
- Cloakroom
- Master bedroom with En Suite
- Guest bedroom with En Suite
- Two further double bedrooms
- Family bathroom
- Parking
- One acre plot
- Stabling

High House is an exceptional detached family home nestled in its own plot of one acre in an elevated position that takes advantage of its beautiful views and setting.

Over recent years High House has been thoughtfully renovated and extended to increase the square footage and to add volume and light to the interiors. There is a real sense of character throughout the house and the modern more contemporary finish compliments this beautifully.

The reception space is divided by a hallway seamlessly connecting the older part of the house with the new extension. A double sitting room is positioned to one side, with a log-burning stove and doors leading out to the terrace and gardens beyond. From here, double doors open to a conservatory, which shares the same countryside vista, with direct access to the garden, providing a useful room to use as required. As with any of the best family homes, the kitchen/family room has been thoughtfully designed to create a magnificent, open plan space ideal for entertaining.





The kitchen is well appointed with a range of Shaker style units, integrated appliances and an electric Aga. This space opens to the magnificent family/dining room set within a conservatory structure, making this a room for all seasons that enjoys far reaching views of the grounds.

There are four superb double bedrooms arranged over the first and second floors. The first floor offers a principal bedroom with a dressing room and a luxury en suite bathroom. There is a guest bedroom with en suite facilities. Another double bedroom on this floor and one on the second floor, are served by a modern family bathroom with a roll top bath.

#### Outside:

As the name suggests, High House occupies the highest point in this charming hamlet and owing to this, the views and grounds are idyllic. The entire plot extends to circa one acre and comprises of formal grounds, two paddocks, two stable blocks one with storage, all of which is ideal for a small holding.

#### Situation:

This charming hamlet is on the westerly outskirts of Cheltenham, surrounded by beautiful riding and walking countryside with the famed St Mary's Church which backs onto High House. The neighbouring village of, Norton, is positioned nearby and offers an excellent primary school, a church, and public house. High House is ideally located for easy access to the centres of Cheltenham, Gloucester and Tewkesbury. These large towns provide a comprehensive range of daily shopping and leisure facilities, each with their own unique identity and offerings, with Gloucester city, home to a cathedral and famous Gloucester Rugby stadium, Tewkesbury with its beautiful Abbey and boating river, Cheltenham with its cosmopolitan shopping and renowned festivals. In addition, they all offer an exceptional option of private, state and Grammar schools. Sporting in the local area is also excellent, with Brickhampton Golf Club and driving range a mere c1.5 miles away, Hatherley Manor Spa only a short drive.





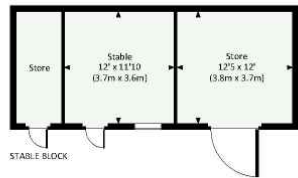
## HIGH HOUSE, PRIORS NORTON, GL2

Approx. gross internal area 2365 Sq.Ft. / 219.8 Sq.M.

Approx. gross internal area 2722 Sq.Ft. / 252.9 Sq.M. Inc. Stable Block



SECOND FLOOR



STABLE BLOCK



GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209



Kingsley Evans  
115 Promenade  
Cheltenham  
Gloucestershire  
GL50 1NW

t: +44 (0) 1242 222292  
e: [info@kingsleyevans.co.uk](mailto:info@kingsleyevans.co.uk)  
w: [www.kingsleyevans.co.uk](http://www.kingsleyevans.co.uk)

**IMPORTANT NOTICE:** Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Keep energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		