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VINE HOUSE

Tewkesbury Road, Norton, GL2 9PX

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TEWKESBURY ROAD, NORTON, GL2 9PX

A beautifully presented detached modern home occupying a spacious plot with ample parking, a double garage and static home within the extensive grounds.

- Reception Hall
- Kitchen/Breakfast Room
- Sitting Room
- Family Room
- Utility
- Bathroom
- Bedroom with En Suite Shower Room
- Four Further Bedrooms
- Bathroom
- Double Garage
- Extensive Grounds
- Static Home with its own title.

DESCRIPTION

A detached family home of superb proportions and excellent lateral accommodation, accompanied by a stylish finish with a modern design. This superb family home is set behind electric gates and nestled within an extensive plot, with ample parking, a double garage and a static home.

Vine House is presented in the most immaculate order spanning over 2777 Sq Ft, it offers lovely family space with balanced bedrooms to living areas. A columned canopied entrance opens to the wide hallway with the reception rooms elegantly set off. To one side is the formal dining room with doors that open to the terrace and garden beyond with a stone surround fireplace that provides a focal point. From here, a doorway leads to the family room, a lovely more informal room that also enjoys views of the garden and a feature fireplace. The main drawing room occupies the entire depth of the house, this room adjoins the kitchen, making it a wonderful space to entertain further enhanced by double doors that open to the patio terrace and lawns. The kitchen itself is well appointed with a range of modern units, integrated appliances and an angular breakfast bar for dining. A utility room is adjacent and this offers rear



entrance to outside. A bathroom with a separate shower completes the accommodation on this level.

There are four double bedrooms on the first floor, with a delightful principal bedroom that enjoys views over the front and has the benefit of an en suite and built in wardrobes. The three further bedrooms also have fitted wardrobes and share a modern family bathroom with a freestanding bath. There is a further bedroom, that the current owners have made into a dressing room to accompany the master bedroom, this could easily revert back to a bedroom or a study.

OUTSIDE

The grounds are a fundamental element to the overall feel of Vine House as they provide an extensive backdrop that wraps the entire plot. The property is privately positioned behind high electric gates and fronted by a large driveway that provides off road parking for a number of vehicles and sweeps around to the rear to give access to the double garage which sits behind the house. The gardens are an expanse of level lawn, private and mature the plot is enclosed by established hedgerow.

Within the grounds is a static home, that the current owners have successfully let for many years. It's ideal for a supplementary income or, to be used as a new owner requires. We understand this home has its own residential title.

SITUATION

Norton is a hugely sought village in an extremely accessible area, positioned on the westerly outskirts of Cheltenham. It is surrounded by beautiful riding and walking countryside with life in Norton centering around an excellent primary school, a church, public houses and a rugby club. The property 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 swimming pool 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 and rugby at local club Norton RFC.

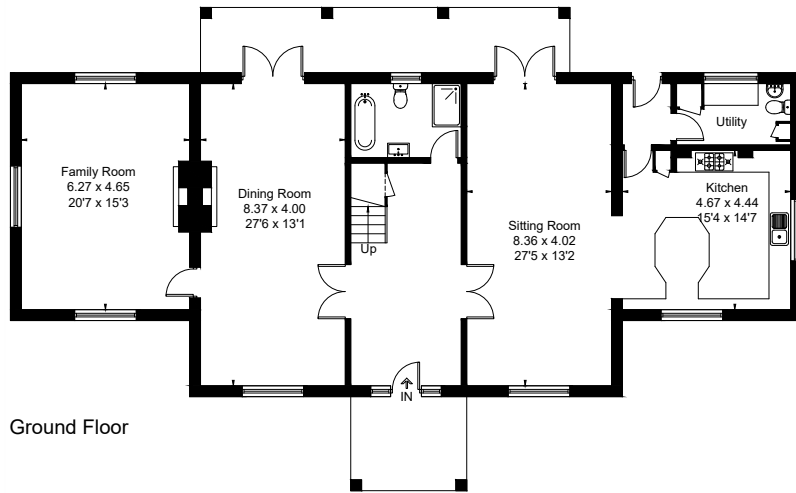


FLOORPLANS

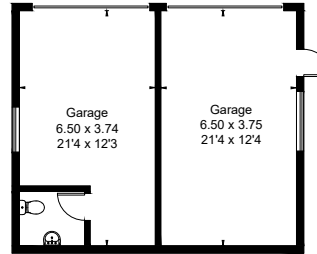
Approximate Floor Area = 251.9 sq m / 2711 sq ft
 Outbuildings = 48.7 sq m / 524 sq ft
 Total = 300.6 sq m / 3235 sq ft



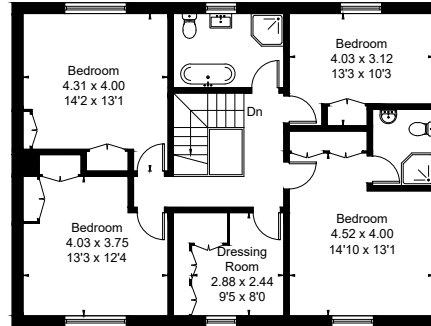
Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101067

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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