



HOME FARM  
Malleson Road | Gotherington | GL52 9ET

HUGHES **HS** SEALEY



# Welcome to... HOME FARM

Welcome to Home Farm, a wonderful five-bedroom detached, Grade II listed family home, located in the heart of this highly sought after village. Beautifully presented, the property is full of the charm and character that one would associate with a house from this period, yet the current owners have mirrored this with modern touches to include a modern fitted kitchen, stylish bathrooms and the wonderful orangery that stretches across the rear elevation and allows views over the property's mature garden.

Accessed via double opening electric gates, the gravelled driveway leads to the parking area and in turn provides access to the open fronted car port and attached workshop.

Internally a central entrance hall provides access to the two formal reception rooms as well as the orangery and kitchen.

The living room is located to the left of the hallway and enjoys plenty of

natural light whilst to the centre of the room and providing a focal point is a raised log burning stove, inset to the inglenook fireplace. To the right of the hallway is the dining room, and what a room this is.

The dining room enjoys a wealth of exposed beams to the ceiling, exposed stonework to the walls and to the centre of the room is a large, open fireplace which once lit is something to behold. The room is completed by a wooden floor whilst a door to the head of the room leads through to the modern fitted kitchen/breakfast room.

The kitchen enjoys a wealth of modern units which alongside sit a host of integrated appliances. The room is completed by granite worksurfaces, exposed beams and spot lighting.

An opening from the kitchen leads neatly through to the orangery. The orangery is a super room, flooded with natural light from the bi folding

doors and two roof lanterns. Finished with stone flooring, the room is further complimented by way of a freestanding log burner and inset spotlights. To the head of the room, doors lead to a cloakroom and finally a separate utility room which has a door returning to the front drive.

On the first floor is the master bedroom – complete with a three-piece en suite shower room and fitted wardrobes – the guest bedroom, also a double room with fitted wardrobes, bedroom five, which is currently being used as an office and finally, a modern, three-piece family bathroom.

On the upper floor are two further double bedrooms. Both bedrooms benefit from fitted wardrobes with the rooms also having large Velux windows to the rear roofline which allows one to enjoy elevated views of Cleeve Hill, which can be seen in the background. Completing the upper floor is a modern, three-piece shower room.





























# Explore outside... HOME FARM

Externally the property benefits from plenty of driveway parking, which is further increased if using the double, open fronted car port which benefits from light and power, as does the attached workshop. To the rear is a mature garden that enjoys a paved terrace, lawns and well stocked flower beds. The garden is enclosed by panel fencing and due to the orientation of the garden, enjoys plenty of sun.

## LOCATION

Home Farm is situated in the heart of the popular and thriving village of Gotherington, just six miles north of Cheltenham.

The village has an active community with a well-stocked village store and post office, public house, village hall and community centre as well as an outstanding rated Primary School. The village has a great range of clubs and societies, ranging from cubs and brownies, childrens' football, tennis club, pétanque, WI, gardening and cricket. Approximately six miles south is Cheltenham town centre. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. Lovely countryside is all around and there is access to the M5 at Ashchurch and a train service to London Paddington from Cheltenham Spa and Evesham stations.

## KEY FEATURES

- A stunning five-bedroom Grade II listed detached family home
- Located in this highly sought after village, the home enjoys a wealth of charm and character
- Accessed via electric gates, leading to driveway parking, double car port and workshop
- Ground floor enjoys entrance hall and two formal reception rooms being the living and dining room
- Ground floor also features modern fitted kitchen, orangery, cloakroom and utility room
- Master bedroom with en suite and fitted wardrobes. Guest bedroom with fitted wardrobes
- Bedroom five and family bathroom complete the first floor
- To the upper level are two further bedrooms and a modern shower room
- To the rear is a mature garden enjoying paved terrace, lawns and well stocked flower beds
- A property that comes with a high recommendation to view

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL52 9ET. Upon arrival the property can be identified by our For Sale sign.

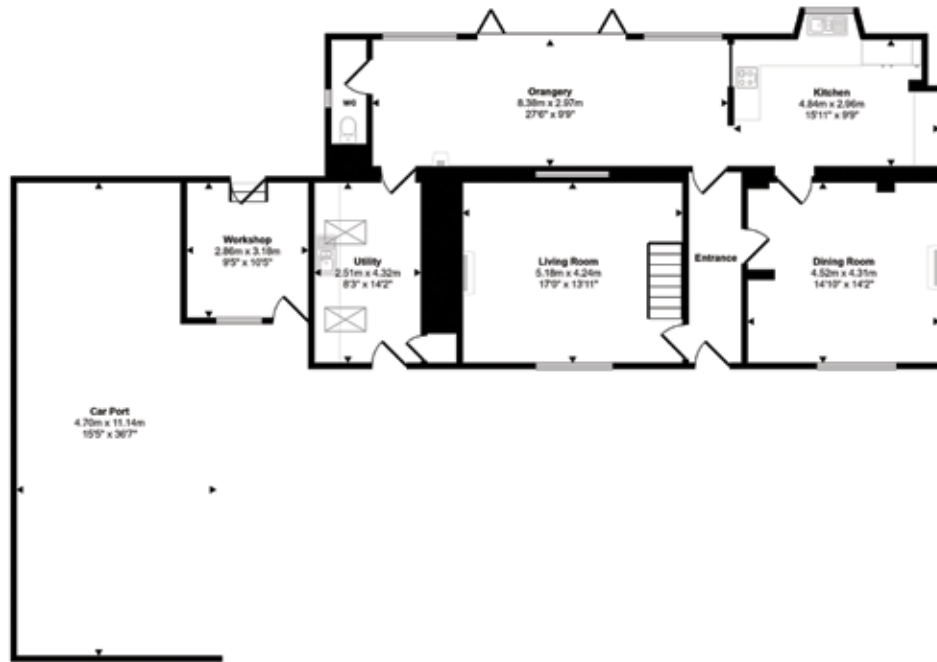








Approx Gross Internal Area  
271 sq m / 2919 sq ft



Ground Floor  
Approx 171 sq m / 1844 sq ft

□ Denotes head height below 1.9m



First Floor  
Approx 88 sq m / 953 sq ft



Second Floor  
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Easy 360.





HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

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