



THE GABLES  
Westmancote | Tewkesbury | GL20 7EU

HUGHES **HS** SEALEY



# Welcome to... THE GABLES

Welcome to The Gables, a wonderful five-bedroom detached family home located in this highly sought after village, offered for sale with no onward chain. Beautifully presented, the home enjoys a wealth of internal accommodation which is more than 4200 sq ft (excluding outbuildings) whilst externally the home enjoys mature grounds, comprising formal gardens and an attached paddock totalling circa three acres. Add in the array of outbuildings, to include the log store, original coach house and stabling, you begin to understand why this super property comes with such a high recommendation to view.

The accommodation, which is arranged over three floors in the main house, flows beautifully with the ground floor enjoying two formal reception rooms, a study, conservatory and finally, to the centre of the home is the superb kitchen/dining room.

The kitchen enjoys a wealth of fitted units and central island which sit alongside a host of integrated appliances, to include the Rangemaster gas oven. The kitchen is completed by granite worksurfaces and a tiled floor

whilst the dining area will comfortably house a 10-seater table and chairs and inset to the chimney breast is a freestanding log stove, providing a wonderful focal point to the room.

The two reception rooms comprise of the drawing room, featuring an original, open fireplace, stone mullion windows, complete with working shutters and wonderful views over the property's mature garden. The second reception room, the sitting room, enjoys plenty of natural light from the front facing window whilst to the centre of the room is a freestanding, log burning stove inset to the chimney breast.

Completing the accommodation to the ground floor is a separate study, cloakroom, utility and a recently constructed conservatory which provides a link to the former coach house.

The coach house, connected to the conservatory is a wonderful space, with accommodation arranged over two floors. On the ground floor of the coach house is a series of rooms, currently used by the vendors for additional storage whilst the upper level is a large open space, featuring

wooden floors, original beams and a log stove and is currently used as a teenagers games room and historically has been used as an additional guest room.

The Gables also has a cellar which is currently used as a wine store and bar area. This super space enjoys stone flooring throughout and historically has undergone damp proof works (tanking).

On the first floor are four of the property's five bedrooms and the family bathroom.

The principal bedroom is located to the rear of the property and as such enjoys super views over the formal gardens and attached paddock, perfectly appreciated from the room's private balcony. Further benefits include fitted wardrobes and a beautifully appointed en suite shower room.

The guest bedroom is located to the upper floor and enjoys plenty of natural light and a modern, three-piece, en suite shower room. Furthermore, the room's eaves storage runs the length of the room.











































# Explore outside... THE GABLES

Externally, the property is accessed via wrought iron electric gates, leading through to an expansive driveway whilst additional gates provide access to the rear of the property. The property is set back from the lane and is set within established gardens whilst the recently planted hedge to the front elevation provides screening.

To the rear, the home features a mature, private walled garden which is located just off the kitchen. In addition, the property features, within the grounds, a former orchard, a partly fenced paddock, various outbuilding which include a log store, stabling and the former coach house, which is currently used for storage yet due to accommodation on offer within the building, we feel there is potential to create either an annex, ancillary accommodation or even possibly a holiday let, subject to the relevant consents being granted.

The current vendors own a flower farm business with cut flowers grown in the paddock. These will be removed and the paddock returned to its natural use of grazing animals.

## SERVICES

Mains drainage, water, electricity and gas are connected. Available by separate negotiation and otherwise set to be removed, there is an EV charging point and currently an array of solar photovoltaic panels located at the far end of the paddock.

Council Tax – Wychavon District Council – Band G

## LOCATION

The village of Westmancote sits in between the neighbouring villages of Kemerton and Bredon, and while Kemerton

offers a village pub, the village of Bredon, which is much larger of the villages, offers a doctor's surgery, a primary school with an outstanding OFSTED report, a shop and post office, as well as a public house and restaurant. The village also offers a range of recreational attractions, including cricket, football, rugby, bowls and ballet.

## KEY FEATURES

- A wonderful five-bedroom detached family home, located in this highly sought after village
- Beautifully presented and ready to move into and enjoy, the home is offered for sale with no chain
- The property enjoys mature gardens and attached paddock, totalling circa three acres.
- Internally the property enjoys over 4200 sq ft of internal space. Outbuildings total 315 sq ft
- Entrance hall, two reception rooms, kitchen/dining room, study and conservatory
- Principal bedroom with en suite bathroom. Three further bedrooms and family bathroom to first floor
- On the upper level is the guest bedroom benefiting from an en suite shower room
- Lower ground floor is currently used as a bar and wine cellar
- Various outbuildings, include log stores, original coach house and stabling
- 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: GL20 7EU. Upon arrival, the property can be identified by our For Sale sign.



















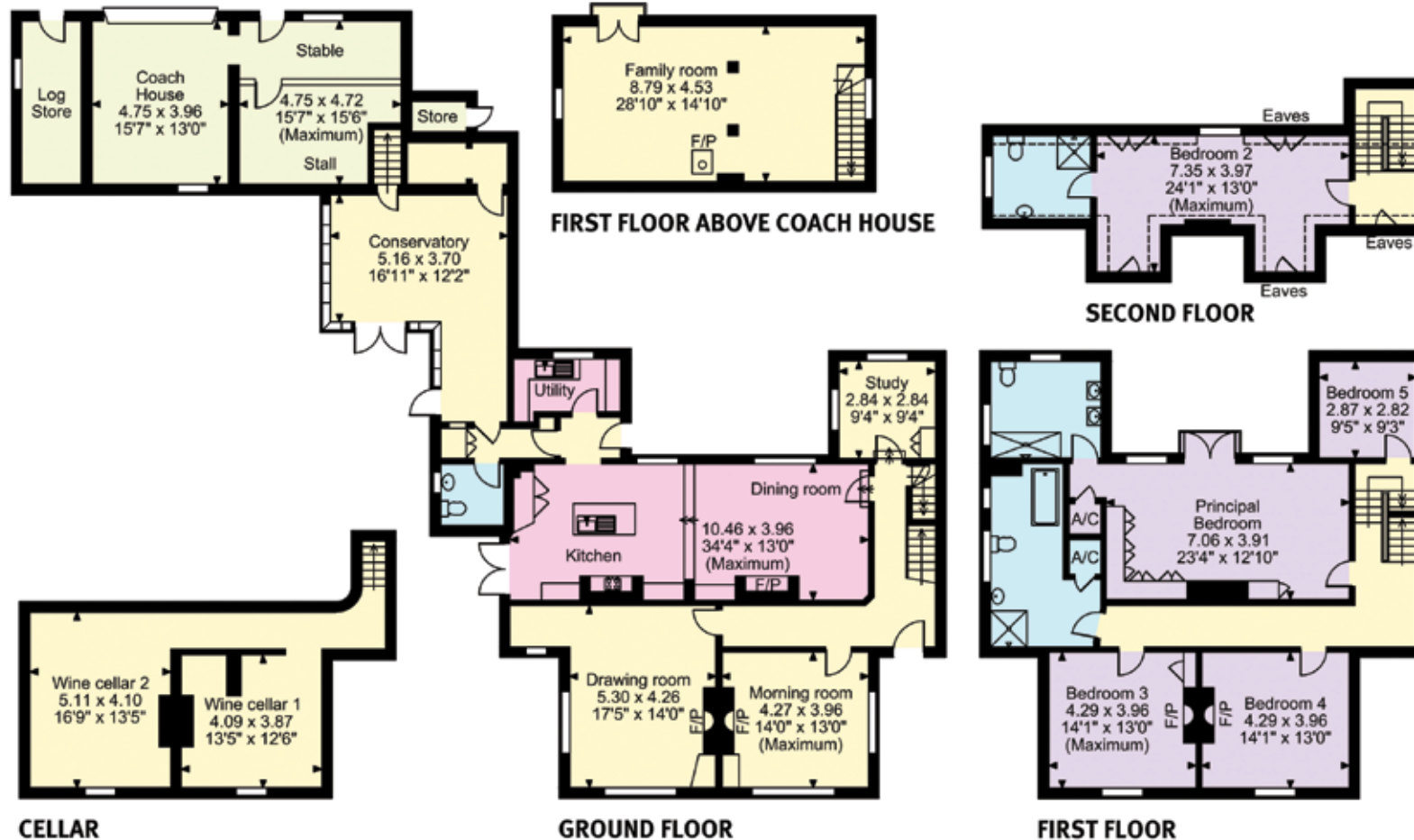
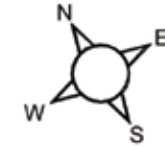






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

**Westmancote, Tewkesbury**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 394sq.m (4,233sq.ft)**  
**Coach House = 19sq.m (203sq.ft)**  
**Stable & Stall = 21sq.m (223sq.ft)**  
**Log Store = 8sqm (89sq.ft)**  
**Total = 442sq.m (4,748sq.ft)**  
 Quoted Area Excludes 'External W.C.'



□□□ Denotes restricted head height  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899  
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