



**, Deerhurst GL19 4BX**  
**£1,200,000**

# , Deerhurst GL19 4BX

- Four bedroom family home situated in the highly sought after village of Deerhurst
- Sitting on a plot measuring approximately 1.91 acres
- Private and gated driveway
- Peaceful setting with views across untouched farmland
- Ample off road parking, detached double garage and outbuildings
- EPC rating D59
- Tewkesbury Borough Council - Tax Band G (£3,711 per annum) 2025/2026

**£1,200,000**

## Entrance Hall

Entering the property you are greeted by a spacious porch which lends itself to storing coats, shoes and such like. Stepping through, the entrance hall with practical solid oak flooring grants access to the three reception rooms and family kitchen. Off the entrance hall is a handy cloakroom with WC and wash hand basin.

## Living Room

The spacious living room is a wonderful place for the family to gather and relax. Adorned with character features to include exposed timber beams to the ceiling and an imposing brick-built fireplace with oak mantle and inset woodburning stove. The room is bathed in natural light through the two oriel windows and a floor to ceiling window overlooking the front aspect of the home.

## Dining Room

Partially glazed doors lead into the formal dining room which is a wonderful space to entertain. A window overlooks the side aspect of the home and a built-in cupboard provides storage space.

## Sitting Room/Office

This additional reception room offers a spacious and versatile feel. Currently utilised as a home office, this room would also lend itself well to being a play room or additional living room. There are two windows overlooking the front of the home and a large, double storage cupboard.

## Family Kitchen

The large family kitchen with tiled floor is the heart of the home and the perfect place for the family to gather. The solid wood wall and base mounted units with Quartz worktops wrap around two sides of the room and offer ample storage and preparation space. Integrated appliances include a stainless steel sink with mixer taps, Range cooker with five ring gas hob and extractor fan above. There is space for a fridge/freezer and pluming for dishwasher. The kitchen boasts dual aspect views across the rear garden, a door to the covered veranda and French doors lead to the garden.

## Utility Room

Conveniently situated adjacent to the kitchen is the utility room. The room provides an



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additional sink and storage space in a range of units alongside plumbing for a washing machine.

### **Landing**

A striking wooden staircase leads to the first floor and is set beneath an attractive arched shape window. Doors lead off to the bedrooms and family bathroom and a hatch grants access to the partially boarded loft.

### **Master Suite**

The spacious master bedroom boasts glorious rural views over the gardens and neighbouring farmland. There is plenty of space for wardrobes and a dressing area and access to the en-suite bathroom.

### **En-suite Bathroom**

The generous en-suite with porcelain tiled floor and part tiled walls comprises a freestanding slipper bath with mixer taps, shower enclosure with electric shower, WC and pedestal wash hand basin. A frosted window overlooks the rear aspect. This room could easily be converted into an additional bedroom if needed.

### **Second Bedroom**

Situated at the rear of the property, the double bedroom offers garden and countryside views through the dual aspect windows. A door leads through to the en-suite shower room.

### **En-suite**

A white suite comprising a tiled shower enclosure with electric shower, WC and pedestal wash hand basin.

### **Third Bedroom**

Double bedroom with views over the front aspect.

### **Fourth Bedroom**

Double bedroom with views over the front aspect.

### **Shower room**

A stylish suite comprising WC, wash hand basin and walk in shower enclosure with electric shower. Frosted window to the rear aspect.

### **Integral Garage & Carport**

There is a double garage with electric roller shutter door and carport attached to the property. The garage provides an additional room above which is currently accessed via a ladder but can be easily adapted to suit the new owner. There is also a generous amount of storage space in the eaves which adjoins the attic room.

### **Detached Double Garage**

Brick built detached double garage with two electric doors granting vehicular access. Power and lighting and windows to the rear overlooking the garden.

### **Grounds**

Accessed via a five bar gate, the long private driveway sweeps alongside the grounds of the home. The gardens are predominantly laid to lawn for easy management, split into pockets by smaller hedges and flower borders with mature hedge and tree lined boundaries. At the rear of the home is a covered veranda with skylights which is a great entertaining space and can be utilised in all weathers. The veranda gives access to a paved patio area which overlooks the attractive pond.

There is plenty of room to create a small paddock if required, in addition to the orchard which is stocked with established apple and pear trees. A productive allotment area is ideal for those keen on growing their own with a



greenhouse (6.55m x 3.81m) for all seasons. A second large triple garage/workshop sits in the grounds and offer flexible use. Further outbuildings include a log store and summer house which boast glorious rural views.

## Location

Highly sought after, the rural and peaceful village of Deerhurst is perfectly situated in the countryside with easy access to Cheltenham, Tewkesbury and Gloucester. The village is home to two Saxon Churches, which are thought to be regarded as some of the most complete Anglo-Saxon churches in England

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band G (£3,711 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Private Drainage

Heating: Oil central heating.

Broadband speed: Standard 4 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: EE, Vodafone, Three, O2

## Directions

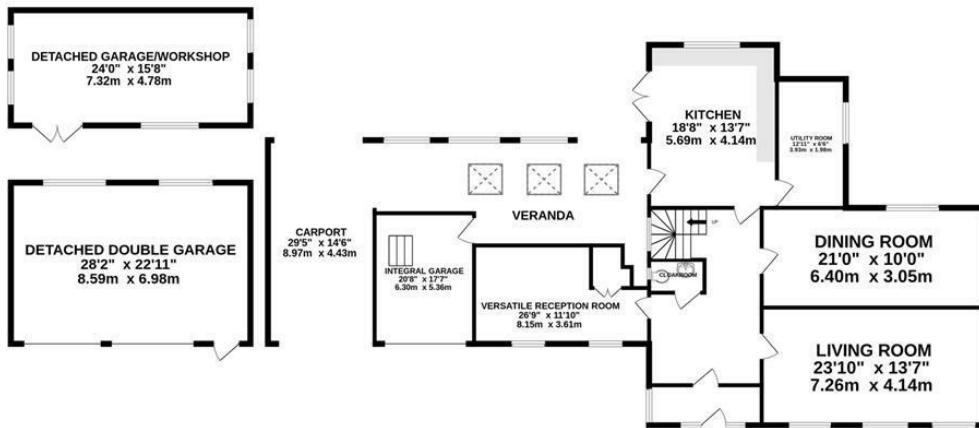


Leave Cheltenham on the A4019 (Tewkesbury Road) and cross over the M5. Turn right at the traffic lights onto the A38 and after about a mile turn left signposted. Tirley 4 miles (onto the B4213). After approximately  $\frac{3}{4}$  of a mile, turn right signposted Deerhurst and follow the lane through the village. As you leave the village, the property is on the left hand side approached via a long drive with a wooden five bar gate.

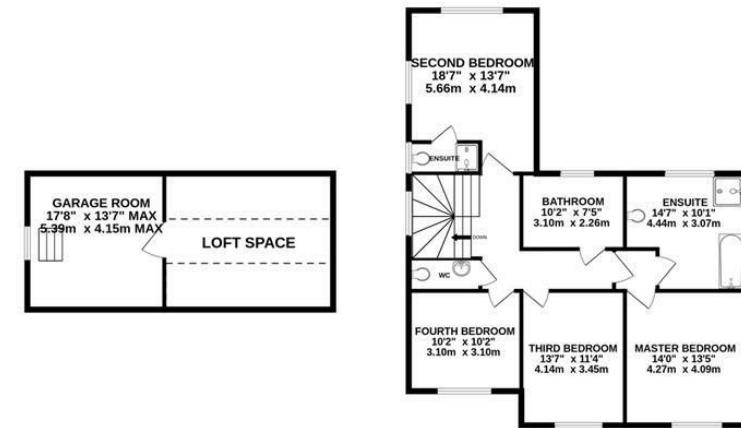
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## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	59

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



