



The Firs , Maisemore GL2 8HL
Guide Price £999,950



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• Impressive period home in sought after village location • 1.73 acres of grounds to include formal gardens and orchard • Flexible accommodation to include four receptions rooms and four bedrooms • Large, detached double garage plus ample off-road parking • Range of agricultural outbuildings and far reaching rural views • Vast potential for future development subject to the appropriate planning permissions • Tewkesbury Borough Council, Tax Band G £3,637.60 (2025/26) • EPC F36



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Property Overview

A rarely available and exciting opportunity to purchase a handsome, detached family residence in this popular village location. Approximately 200 years old, the home offers flexible living accommodation and sits in a wonderful plot of 1.73 acres of grounds consisting of formal gardens and orchards with rural views. There is vast scope for future development (subject to the relevant planning permissions) in the grounds, alongside the country lifestyle this impressive home offers.

Ground Floor

Entrance Porch

Accessed via solid wooden door the pitched roof porch has handy cloaks hanging space, windows to both sides and opens into the study.

Study

This light rom enjoys dual aspect windows over the front and rear gardens. A solid wood staircase with carpet runner leads to the first floor and there is a handy understairs storage cupboard. Door lead off to the living room and sitting room.

Living Room

Situated to the right of the study is the living room with wood block parquet flooring. This bright space has triple aspect windows which boast lovely views of the gardens whilst the French doors give access outside. The room features a picture rail plus an open fireplace with marble hearth and decorative surround.

Sitting Room

A cosy and charming room with the focal point being the impressive brick, inglenook fireplace with inset wood burning stove. There is a window to the rear aspect overlooking the gardens and pleasant bay window seat to the front aspect. From here, a thumb latch door leads into the dining room.

Dining Room

The formal dining room boasts character features to include wooden parquet flooring, picture rail and a large thumb latch door that leads into the kitchen. A window is situated to the front aspect with views over the grounds.

Kitchen/Breakfast Room

A well appointed and traditional farmhouse style kitchen with tiled flooring, a range of base



and eye level wooden units, cupboards and drawers with tiled work surfaces. There is space for a range style cooker with extractor hood above, a stainless steel sink unit with mixer taps and space for further appliances. There are windows to the front and rear aspect, archway opening into the utility area and a stable door into the rear porch.

Rear Porch

A useful and practical addition with tiled flooring, dual aspect windows and roof lights allowing in an abundance of natural light. A door leads out to the rear garden.

Utility/WC

Accessed via the kitchen is a utility area with plumbing for washing machine and the housing for the central heating boiler. A door from here leads into the WC with low level WC, wash hand basin and window to front aspect.

First Floor

Master Bedroom

The master bedroom is situated in the right wing of the home and features a range of built-in furniture to include wardrobes and drawers. Triple aspect windows offer glorious views over the grounds and farmland beyond.

En-suite Shower Room

A traditional white suite comprising double shower enclosure with electric shower unit, WC and wash hand basin. There is a frosted window to the rear aspect.

Bedroom Two

This double bedroom benefits from a storage cupboard built over the stairs and window to the front aspect.

Bedroom Three

Adjacent to the master bedroom, bedroom three has a window overlooking the front aspect.

Bedroom Four

Positioned adjacent to the family bathroom, bedroom four has a window overlooking the front aspect.

Family Bathroom

The part-tiled bathroom comprises a traditional white suite with wooden panelled bath with direct feed shower over, wash hand basin and WC with window. A frosted window overlooks the rear aspect.

Grounds

The home is approached via double gates and a long driveway leads in to a generous turning and parking area. To the right of the home is a large, detached double garage with an electric door to the front, pedestrian door to the side, ample first floor storage accessed via internal staircase and a good sized store at the rear with double door access.

The front gardens are mainly laid to lawn with mature borders with pedestrian gate at the front. The gardens to the rear are a delight with established beds and borders with an array of flowers, plants and shrubs plus an expanse of lawn and pretty patio area with water feature. Beyond the formal garden is a productive area with greenhouse and vegetable beds, ideal for 'growing your own'. From here, gated access leads into the orchard which boasts a large variety of apple and fruit trees along with three agricultural buildings/structures including a red brick/breeze block garage, timber shed and timber lean to with corrugated iron roof. It is understood that the orchard is designated as a



"Traditional Orchard" under the Priority Habitat Inventory, Natural England 1/1/2024. This parcel of land has an additional access via Blacksmiths Lane offering vast potential for future development (subject to relevant planning permissions). The whole plots measures 1.73 acres.

Location

Situated north of the historic City of Gloucester on the west side of the River Severn, Maisemore provides its parishioners with the experience of countryside living alongside the convenience of

being located four miles from the city centre. With an active village hall, various country and riverside walks, an authorised Severn Bore site as well as local schooling and post office in the near by village of Hartpur, two miles away.

Material information

Tenure: Freehold

Council tax band: G

Local authority and rates: Tewkesbury Borough Council, £3,637.60 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

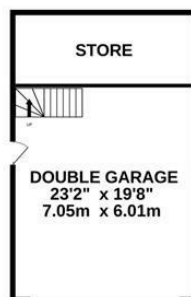
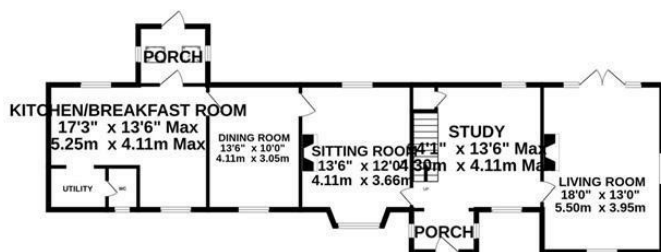
Heating: Oil

Broadband speed: Basic 5 Mbps, Superfast 1000 Mbps

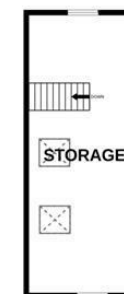
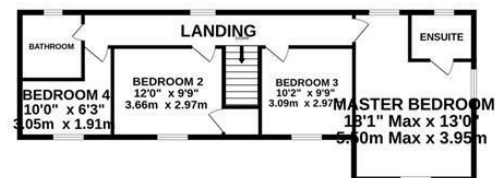
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR
1640 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 2746 sq.ft. (255.1 sq.m.) approx.

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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