# The Firs Maisemore, Maisemore GL2 8HL

## Guide Price £975,000

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# The Firs Maisemore, Maisemore GL2 8HL

• 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 • EPC F36 • Tewkesbury Borough Council Tax Band G £3,826.90 (2026/27) - Freehold

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### Accommodation

Accessed via a solid wooden door, the pitched-roof entrance porch offers useful coat storage and leads into the bright dual-aspect study, with a solid wood staircase and understairs storage. The spacious living room features parquet flooring, triple-aspect windows overlooking the gardens, French doors, a picture rail and attractive open fireplace. A cosy sitting room offers a striking brick inglenook fireplace with inset wood-burning stove, bay window seat and garden views, leading through to the formal dining room with parquet flooring and further character features. The traditional farmhouse-style kitchen/breakfast room features a range of wooden units, tiled work surfaces, and space for appliances, with windows to the front and rear, while an adjoining utility area, rear porch, and downstairs WC add excellent practicality.

The first floor offers four bedrooms, including an impressive master bedroom with built-in wardrobes and drawers, triple-aspect windows and wonderful views over the gardens and surrounding farmland, together with a useful en-suite shower room. Bedroom two is a good-sized double with built-in storage, while bedrooms three and four each enjoy pleasant front-facing views. The family bathroom completes the accommodation and features a panelled bath with shower over, wash hand basin, WC and frosted rear window.

### Outside

The property is approached via double gates leading to a long driveway, which opens onto a generous parking and turning area. The front garden is

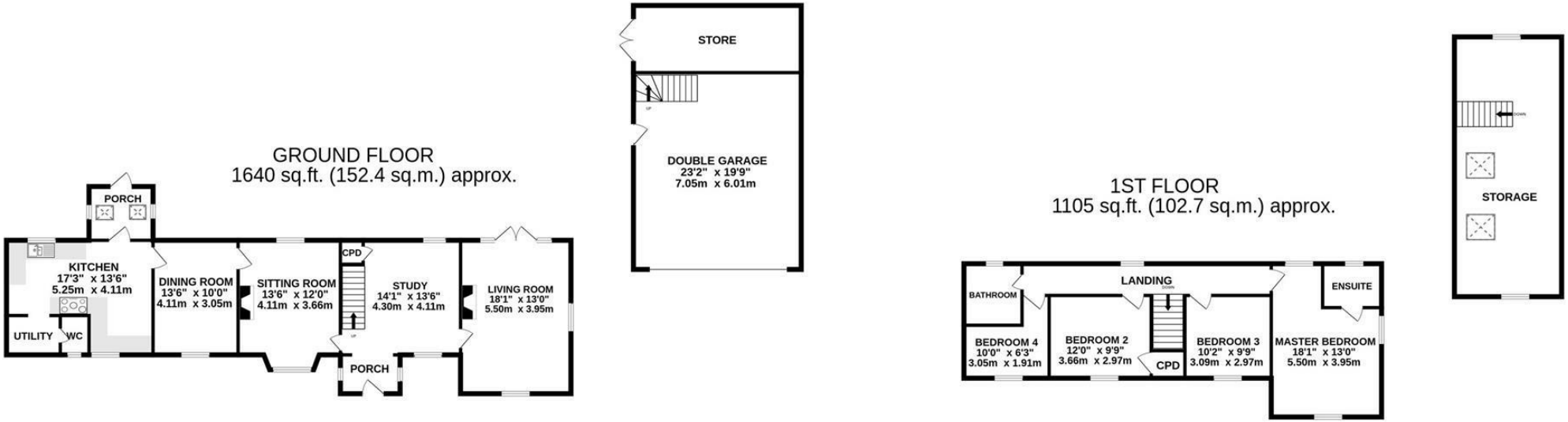
predominantly laid to lawn and complemented by mature planted borders, with a pedestrian gate providing access to the property.

The rear gardens are a particular feature, offering a wonderful combination of established planting, colourful flower and shrub borders, a large area of lawn and a charming patio with water feature. Beyond the formal gardens is a productive area with greenhouse and vegetable beds, ideal for those wishing to enjoy a 'grow your own' lifestyle. Gated access leads through to the orchard, which is planted with a variety of mature apple and other fruit trees and includes three useful agricultural-style buildings, comprising a red brick and breeze-block garage, timber shed and timber lean-to with corrugated iron roof. The orchard is understood to be designated as a 'Traditional Orchard' under the Priority Habitat Inventory, Natural England (1 January 2024). The land benefits from additional access via Blacksmiths Lane and offers significant potential for future development, subject to the necessary planning permissions. The entire plot extends to approximately 1.73 acres.

**Double Garage**
23'1" x 19'8" (7.05 x 6.01)
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.

**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 Hartpury, two miles away.

**Material information**
Tenure: Freehold
Council tax band: G
Local Authority: Tewkesbury Borough
Council tax band £3,826.90 (2026/27)
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




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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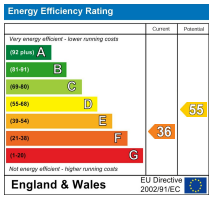
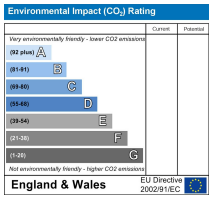
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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