

# YEW TREE HOUSE, LITTLE SHURDINGTON

CHELTENHAM, GLOUCESTERSHIRE, GL51 4TX





# YEW TREE HOUSE

Perhaps one of the finest period country homes to come to market this year. Listed Grade II and standing in a peaceful and pretty rural hamlet benefitting from unrivalled views towards the nearby Cotswold escarpment, Yew Tree House has been thoughtfully renovated throughout.

## DESCRIPTION

Originally dating from circa 1679, with more recent additions, this substantial character filled home is Grade II Listed and enjoys beautifully proportioned accommodation set in pretty gardens and enjoying a plethora of outbuildings. A timber framed and tile covered porch with imposing front door leads into an impressive reception hall with stunning carved oak staircase and access to a cellar/gym. The ground floor also offers a stunning formal drawing room with magnificent inglenook fireplace and a mass of exposed beams, study, separate dining room with fireplace, snug/garden room with adjoining pool room and wet room. Fitted kitchen/breakfast room with AGA, boot room, side hall and utility. On the first floor are three double bedrooms and two bath/shower rooms including an impressive principal suite with dressing area and glorious views to the Cotswold escarpment. The second floor plays host to two further double bedrooms and a shower room. Externally, there are front and rear drives providing ample off road parking in addition to two double garages. There are also three stables, tack room, corral and covered horse wash down adjacent to a two storey building used for storage but with some development potential. The gardens are totally private, face south, initially laid to a wide terrace with two separate areas of lawn and an outdoor swimming pool.







### SITUATION

Located in the small hamlet of Little Shurdington, surrounded by wonderful open countryside and close to the foot of the nearby Cotswold escarpment. The larger village of Shurdington is around 1 mile away and provides a local shop, primary school and two popular pubs. Gloucester and Cheltenham are within a 5 mile drive with the latter in particular offering a wide range of day to day shops and supermarkets, boutiques, cafes, restaurants and wine bars. Access to the national transport network can be gained either via the railway stations in Cheltenham or Gloucester, or via J11A of the M5 motorway.

### GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Tewkesbury Borough Council: 01684 295010.

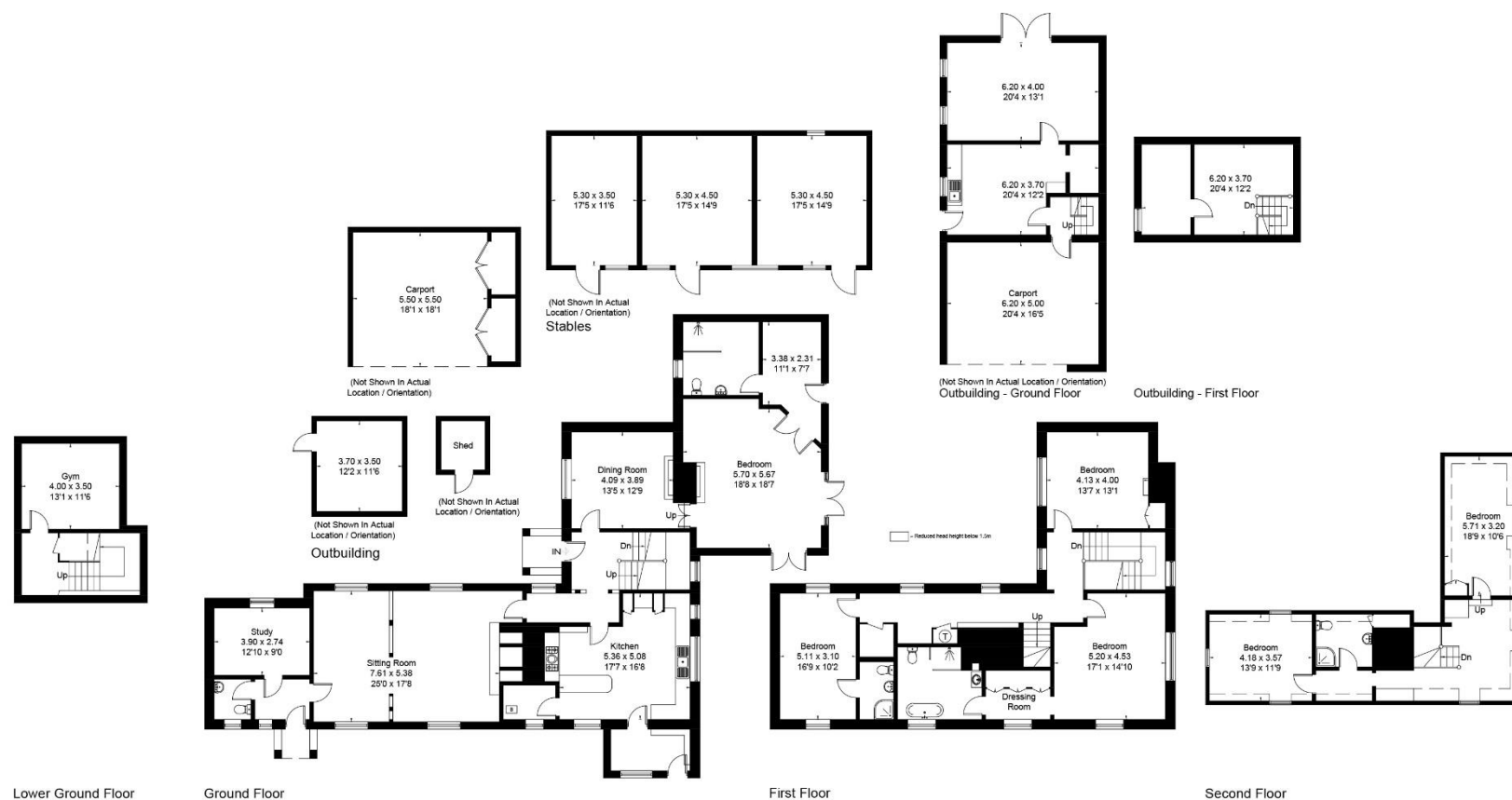
Council Tax Band: (G) - £3,157.04pa. (2022/2023).

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 393.1 sq m / 4231 sq ft  
 Outbuildings = 153.3 sq m / 1650 sq ft  
 (Excluding Shed / Carports)  
 Total = 546.4 sq m / 5881 sq ft  
 Including Limited Use Area (11.6 sq m / 125 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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