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ALKERTON GRANGE

Eastington, Stroud, GL10 3AF

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A quintessential and beautiful detached Grade II listed home offering scope for improvement with outbuildings, a swimming pool, tennis court and c2.58 acres of gardens, all set in an idyllic position at the edge of a charming village.

Ground Floor

Reception Hall • Drawing Room • Dining Room
• Sitting Room • Kitchen/Breakfast Room
• Utility Room • Boot Room

First Floor

Four Bedrooms • Two Bathrooms

Second Floor

Two Bedrooms • Occasional Bedroom

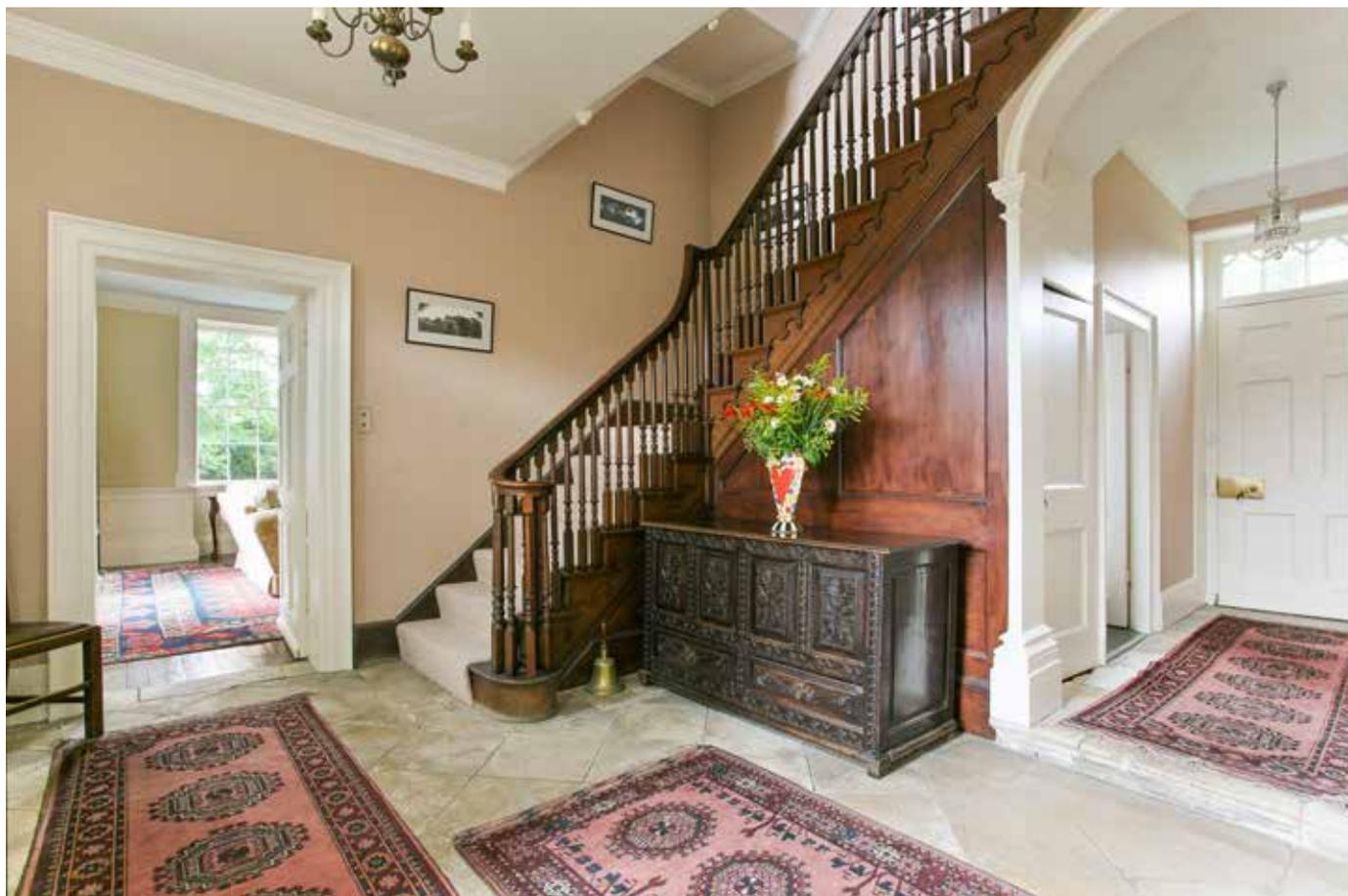
Outside

A Former Coach House • Former Stabling
• Workshop • A Series of Stores • A Grade II*
Early 18th Century Gazebo • Swimming Pool
• Tennis Court • Orchard • Formal Gardens

In all about 2.58 acres

DESCRIPTION

Alkerton Grange is an exquisite Grade II listed detached property which has been a much-treasured family home for many years. Characterful and timeless, it is a house of undeniable grandeur and it offers scope for improvement. The grounds are a real feature to the property. Internally, the space and proportions are beautiful with an abundance of period charm. At 4487 Sq Ft the accommodation is impressive and flows with ease. On the ground floor is a drawing room, dining room, sitting room, kitchen, utility and boot room.



On the first floor are four double bedrooms with two bath/shower rooms with a spacious central landing. On the second floor are two bedrooms and an occasional bedroom, also with a large landing.

Total including Garaging 6231 Sq Ft

OUTSIDE

Much of the charm of Alkerton Grange is its unique position, enclosed by the most glorious gardens and grounds of circa 2.58 acres. The grounds include a walled garden and an orchard, providing idyllic views enjoyed from the house. Away from the main house is a tennis court and swimming pool with an early 18th century Grade II* listed Baroque Gazebo, with original oak panelling. Behind cupboard doors is a superb shell hood niche with shaped shelves, all decorated with painted marbling and figures. There is a range of outbuildings including a former coach house and stabling that can be used for garaging. There are a series of stores and workshops, lending themselves to further development opportunities, if so wished and subject to the necessary planning.

SITUATION

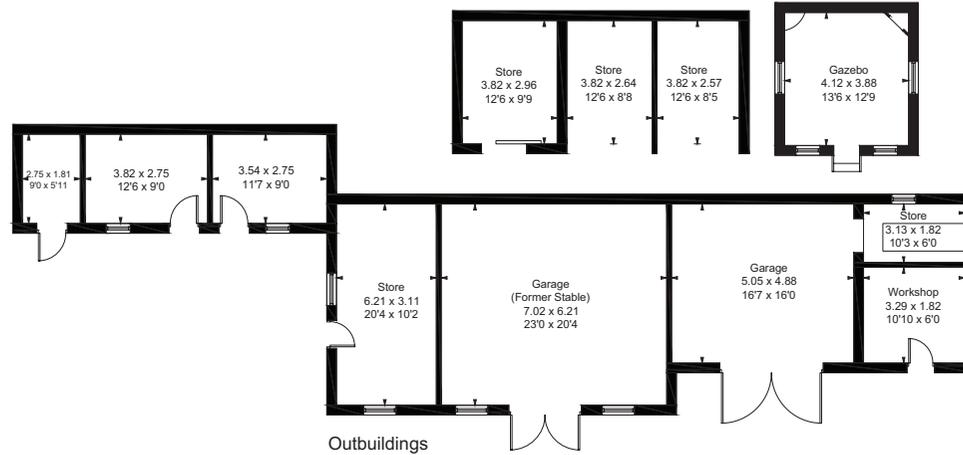
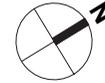
Alkerton Grange occupies a discreet position within the popular village of Eastington. Close by is a well-stocked shop, two public houses, a butchers, hairdressers, a well-regarded primary school, a vibrant village hall and community hall. Historic Stroud is only a short drive, offering a self-sufficient way of living day to day with excellent leisure facilities, a large Waitrose, various restaurants and the famous farmers markets held every weekend, Stroud has become an increasingly popular place to live. Schooling in the local area is exceptional, with first rate private schools Hopelands Preparatory, a mere two miles, Beaudesert and Wycliffe within a short commute, two outstanding Grammar schools and further educational opportunities in nearby Cheltenham, Bath and Bristol. Well known for its beautiful walking and riding countryside, there are ample sporting opportunities including racing at Cheltenham, Polo at Cirencester Park, water sports at The Cotswold Waterpark and Premiership Rugby at nearby Gloucester. Whilst distinctively semi-rural, Eastington is accessibly close to large towns and cities with excellent communication links to the larger centres of Birmingham, Bristol and Bath via the M5 and to Wales via the M50. There are mainline railway stations at Stonehouse, just two miles with a direct line to London and nearby Cam, with a regular fast trainline to Bristol and the north. Junction 13 of the M5 is within one mile of Alkerton Grange, offering quick and easy access for the commuter.







Approximate Floor Area = 416.9 sq m / 4487 sq ft
 Including Limited Use Area (17.2 sq m / 185 sq ft)
 Garage = 162.0 sq m / 1744 sq ft sq ft
 Total = 578.9 sq m / 6231 sq ft sq ft



Reduced head height below 1.5m

