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GUBBERHILL FARM

22 Lockeridge Common, Ripple, GL20 6HB

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BROCKERIDGE COMMON, RIPPLE, GL20 6HB

A beautiful finished farmhouse steeped in heritage and character set within the most beautiful moated grounds of c2.64 acres in a sought after village

- Reception Hall
- Garden Room
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Further Sitting Room
- Four Double Bedrooms all with en Suites
- Beautiful Gardens and Grounds of c2.64 Acres
- Outbuildings

DESCRIPTION

Gubberhill Farm is a unique and extremely special Grade II listed former farmhouse and cider press which is believed to date back to 16th century. Much of the appeal of such a property is its setting, within the most glorious and enchanting grounds of c2.64 acres which are made up of formal gardens, an arboretum, and its own ancient moat. It is a home of great character which over the years has been sympathetically and innovatively modernised to retain its charm in a more contemporary style. The house has a wonderfully bright atmosphere and is presented for sale in the most immaculate order with beautiful features throughout illustrating its heritage and era. Its individual layout allows for a flexible living arrangement to suit requirements.

Entrance is gained through a beautiful garden room with full length glass windows, designed to be the central point of the home by interlinking the reception rooms and overlooking the grounds. To one side is the principal reception space including a well-appointed kitchen with a Rayburn, larder, utility, and cloakroom in addition to a dining room with an Inglenook fireplace and a further sitting room which has listed building consent to extend to add a further reception room to overlook



the beautiful south and west gardens. To the other side of the atrium, overlooking an outside terrace, is the formal sitting room with the original Cider press. From here, is a door opening to a double bedroom with en suite bathroom on the ground floor. Whilst this is an ideal guest bedroom, it could easily be a further reception room, home gym or study to suit individual requirements.

The excellent bedrooms on the first floor are accessed via separate staircases and have been redesigned to create suites, all enjoy their own luxurious en suite facility. The master and guest bedrooms are reached from a flight of stairs from the internal hallway on the ground floor. Bedroom four is accessed from the sitting room, also on the ground floor.

OUTSIDE

Much of the charm of Gubberhill Farm is its unique position, enclosed by the most glorious gardens and grounds of circa 2.64 acres. Arranged as formal gardens, an orchard and arboretum with a moat meandering through, the grounds surround the property providing the most idyllic views enjoyed from the house. There is a Shepherd's hut within the garden, which makes an ideal home office away from the house. Stocked with a vast variety of trees, shrubs, borders and flower beds the private gardens are undeniably a perfect and balanced setting for a home of this stature.





SITUATION

Ripple is a picturesque and sought-after village situated just north of the market town of Tewkesbury. With a community feel, life centres around a good public house, church and parish Hall and enjoys access to some beautiful walking and riding countryside. There is excellent golf at Puckrup Hall, just two miles away, which also offers a spa and gym for members. Whilst distinctively semi-rural the village is highly accessible, with the nearby village of Twynning offering a wider range of local amenities including an excellent primary school, post office and well stocked store in addition to two popular pubs. Upton Upon Severn is also nearby. A country town with a marina, it hosts various annual festivals and offers broader day to day facilities including shops, a doctor's surgery and delightful inns. Cheltenham is the nearest main centre and is within a comfortable 15-minute drive. There is a wealth of culture and activities, playing host to several highly acclaimed festivals including Music, Literature and Jazz and famous Gold Cup, held at Prestbury Park Racecourse. For the commuter, Worcester, Gloucester and Malvern are within a comfortable drive allowing for an exceptional choice of leisure shopping facilities including Premiership Rugby at Gloucester and world renowned schooling from both the state and private sectors including The Royal Grammar School and The King's Cathedral School in Worcester, the renowned Malvern College, Malvern St James and two preparatory schools in Colwall as well as Dean Close, Cheltenham College and The Ladies' College in Cheltenham. Communications are excellent with junctions of the M5 and M50 motorways nearby; mainline rail services are available from Cheltenham, Gloucester, Tewkesbury and Worcester whilst Birmingham and Bristol International Airports are easily accessible as well.

SERVICES

Mains water, electricity, fibre broadband, oil heating, part underfloor electric heating and private drainage.

LOCAL AUTHORITY

Tewkesbury Borough Council



Approximate Area = 297.7 sq m / 3204 sq ft
 Cellar = 20.2 sq m / 217 sq ft
 Outbuildings = 14 sq m / 151 sq ft
 Total = 331.9 sq m / 3571 sq ft
 Including Limited Use Area (7.7 sq m / 83 sq ft)

