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THE OLD VICARAGE

Main Road, Minsterworth, GL2 8JH

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An exceptional, refurbished former Vicarage with beautiful grounds of 0.6 acres and an outside swimming pool nestled in the sought-after village of Minsterworth.

Ground Floor:

- Drawing Room • Dining Room • Kitchen/ Breakfast/Family Room • Sitting Room
- Snooker Room • Cloakroom • Utility Room
- Pantry • Large Cellar Space on Lower Ground Level.

First Floor:

- Master Suite with En Suite & Dressing Room
- Two Bedrooms • Bathroom • Shower Room.

Second Floor:

- Three Further Bedrooms • Shower Room
- Office

Outside:

- 0.6 Acres of Formal Gardens • Outbuildings
- Garage • Heated Swimming Pool
- Off Road Parking.

DESCRIPTION

The Old Vicarage is exceptional, a significant building and one of great importance to the heritage of this active village. As the name denotes, this is the former Vicarage of Minsterworth and as such it is one of the most classic homes steeped in local history. The original red-brick building, dating back to 1868, has been comprehensively restored over recent years. The house now offers approximately 5,500 Sq Ft of internal living space, beautifully proportioned across three floors. Skilful renovations have seen the injection of modern aesthetics without compromising on the intricate details of its period. Large rooms combine with impressive formal and informal spaces giving



this functional layout a more playful feel, ideal for modern family life. The attention to detail, careful interior planning and integration of high-specification finish has been exceptionally well considered for family living throughout the house.

The entrance to the house is positioned under a gabled porchway, flanked by sash windows at either side. An impressive entrance hall, with high ceilings and tiled flooring, introduces the principal reception space, with the formal dining room set to one side and the kitchen/breakfast room to the other. Arguably, the most impressive part of the house, the kitchen has been designed to overlook the front of the house and courtyard to the side. Fitted with an excellent range of units and with a large central island, opening out to the breakfast room with a lovely view to each aspect. Adjacent, and to the rear, is a large utility/boot room giving access to outside and a useful pantry. Across the south of the house the reception rooms take form, each arranged to overlook some area of garden, the informal sitting room and drawing room are both wonderfully light and of the grandest proportions. A spacious snooker room has a set of sliding glass doors to draw in natural light and create a visual connection to the surrounding landscape out to the garden. A home office sits adjacent.

A connection to the main house and coach house is by way of an internal garage seamlessly drawing the two buildings together. The former coach house also provides the facility to have a self-contained living area with a private entrance. With some adjustments this could be made into a functional apartment by converting the two large storerooms and adapting the upstairs to create bedrooms.

A wide cantilevered staircase at the rear of the first floor rises to the exceptional bedroom space. The master-bedroom suite spans one half of the entire first floor; a superlative space with uninterrupted light throughout the course of the day and elevated views of the gardens. A generous dressing room and large en-suite bathroom are adjoined, each space interlinking. To the other side of this floor are two further double bedrooms, a shower room and family bathroom with a separate WC. On the second floor, further bedroom space is available, with two large bedrooms, a sixth bedroom with a dressing room and a further room that is currently used as a home office. In keeping with the traditions of its former home, this is a lavish area for guests or a floor ideal for children.

Of worthy note, there is extensive cellar space on the lower ground floor which is ideal for wine and storage. STP, this could be converted if so wished.





OUTSIDE

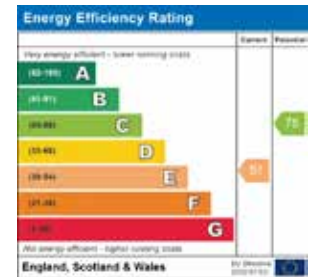
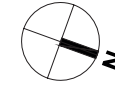
Externally, the house offers approximately c0.6 acres of beautifully maintained formal gardens which wrap the building and several private courtyards with multiple access points from the house. The heated swimming pool is nestled within the gardens with a terrace overlooking it, an ideal spot to sit or BBQ. The grounds are both private and mature with an array of mature trees, hedging and well stocked borders. Private, off-street parking and a large garage is tucked away and accessed from the courtyard.

SITUATION

Minsterworth is a charming country village with an active local community, a church and village hall within walking distance. For local amenities, independent shopping, and eateries, both Gloucester and the market town of Ledbury are a short drive away and for a broader selection the popular hubs of Cheltenham and Ross on Wye are both reachable by car in under 20 minutes. The surrounding countryside is beautiful and offers access to extensive walking and riding paths including river and woodland walks. Schools within the local area are excellent and the choice for Grammar, state and private are outstanding, with local and well reputed The Kings School in Gloucester centre, a mere 3 miles, and a choice of Grammars also within a bus ride from Minsterworth, there are further Prep choices of The Elms and The Downs in neighbouring villages and in Cheltenham, just 13 miles, further exceptional options at both Junior and Senior level.



Approximate Area = 522 sq m / 5623 sq ft
 Coach House = 42 sq m / 442 sq ft
 Gym = 40.0 sq m / 425 sq ft
 Total = 604 sq m / 6490 sq ft
 Including Limited Use Area (24.6 sq m / 265 sq ft)



Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

t: +44 (0) 1242 222292
 e: info@kingsleyevans.co.uk
 w: www.kingsleyevans.co.uk

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