



Manor Farm House, Lower Lane, Kinsham

---



# Manor Farm House, Lower Lane, Kinsham, **GL20 8HT**

Set in a village location within commuting distance of Cheltenham and Tewkesbury, a substantial Grade II listed farmhouse accompanied by a versatile annexe.

Occupying a peaceful and private position within the hamlet's centre, Manor Farm House is a handsome Grade II listed farmhouse, offering free-flowing accommodation, coupled with the charm and character associated with a home of this period. It also provides ample parking, a wraparound garden and a useful annexe building.

Bredon 1.5 miles | Tewkesbury 5 miles | M5 junction 9 (N&S) 3.5 miles  
Evesham 11 miles | Cheltenham 11 miles, Broadway 13 miles  
Worcester 16 miles | Stratford-Upon-Avon 26 miles Oxford 50 miles  
(Distances approximate).



**Guide price:** £1,100,000

**Tenure:** Available freehold

**Local authority:** Wychavon District Council 01386 565000

**Council tax band:** G





A substantial Grade II listed farmhouse.

## The Annexe

Opposite the house and totally independent, the two-storey barn could be used as a home office or ancillary accommodation to the house. Having recently undergone an extensive renovation, the space is a delight with the ground floor offering an open plan kitchen/living space and a door leading to bathroom facilities (toilet and sink), and an open plan first floor vaulted up to the eaves, with windows overlooking the garden.

To the front of the house, plenty of parking is available on the driveway, which leads to a double garage with light and power, which could also lend itself to further development (subject to the necessary consent). The delightful gardens then wrap around the south and west elevation of the house being enclosed and private.



## The Property

Built originally of Cotswold stone with later brick additions, the house dates to circa 17th century. Extending to over 4,000 square feet, the accommodation is laid out over two floors with grand proportions (and good ceiling heights) and with further scope to create more bedrooms and bathrooms in the unconverted attic space (subject to the necessary consents).

The property has been under the same ownership since 2014, during which time it has been modernised and significantly improved to create a comfortable and flexible family home. It retains enhanced period features, including inglenook fireplaces (fitted with wood burners), flagstones, exposed brick, stone, and beams. The ground floor rooms flow from the reception hall to a study, then to a large dining room in the middle of the house, leading to a sitting room and the kitchen/breakfast room. There is a wonderful garden room which as the name suggests offers a delightful view of the gardens (over a third of an acre) that the home enjoys. The kitchen has undertaken a recent refurbishment and enjoys a modern finish with granite work surfaces, integrated appliances and finished with a Karndean floor. Completing the ground floor accommodation is the formal entrance hall with flagstone flooring, a shower room, a utility room and a rear lobby which gives access to the property cellar and stairwell to the upper levels.

Upstairs, there is a very generous principal bedroom with a dressing room and en suite bathroom with a separate shower and three further generous comfortable double rooms. Most have double-aspect windows enjoying open views of the garden or the village. There is also a playroom, family bathroom and separate shower room on the first floor. Returning to the stairwell, a further flight of stairs up to the property's roof space which is a superb, open space and should one wish (subject to obtaining the relevant consents) there is the ability to add at least a further two bedrooms and a bathroom.

## Services

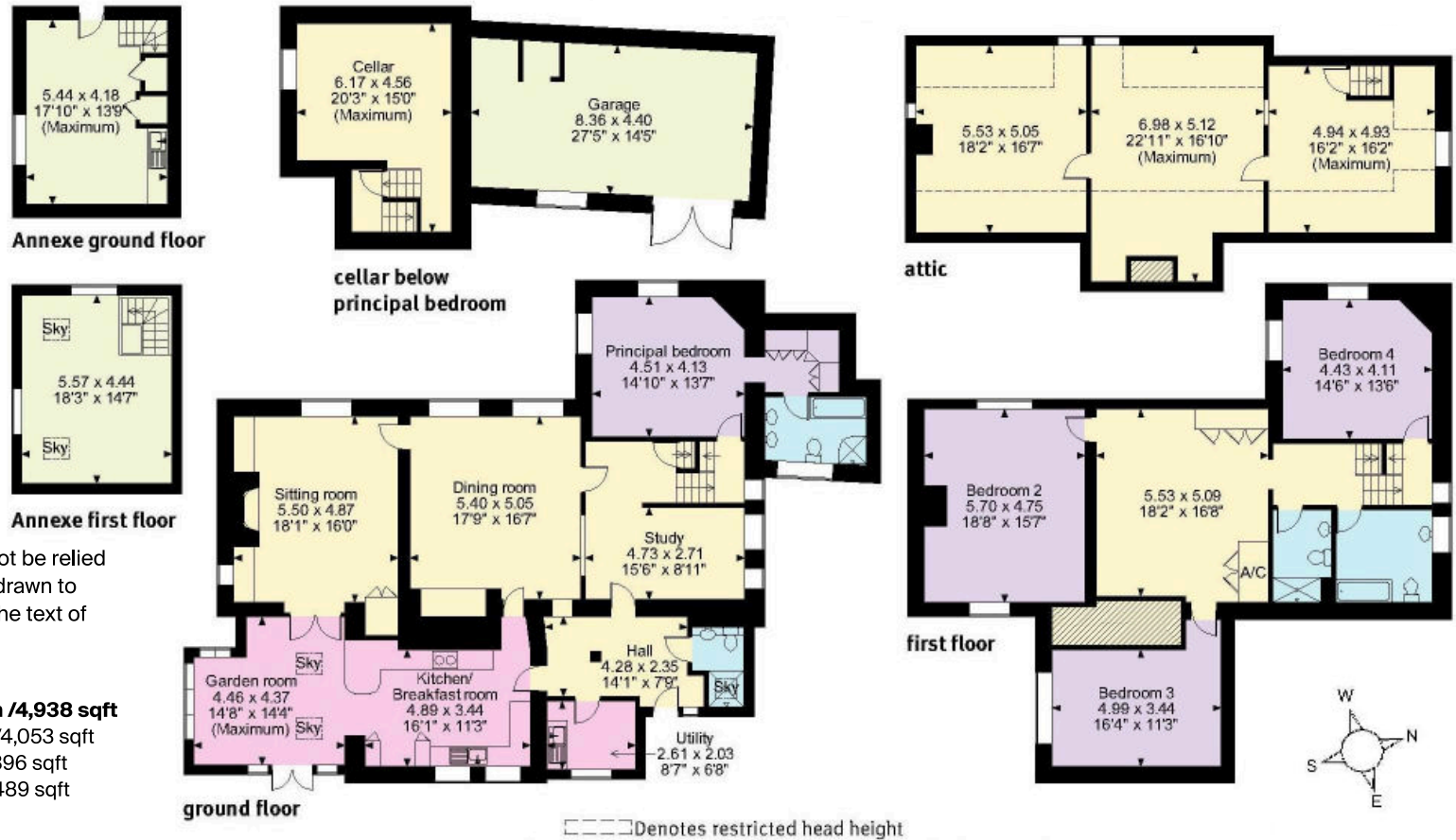
Oil-fired central heating in the house. Electric heaters in the annexe. Mains water, electricity and waste. Super-fast fibre broadband.

## Location

Situated in the heart of Kinsham, the hamlet neighbours the larger villages of Kemerton and Bredon, with the larger village of Bredon offering a thriving community and amenities such as a village shop and post office, an OFSTED 'outstanding' rated primary school (which leads on to Outstanding rated middle and high schools), doctor's surgery, village hall and two public houses. The village is also home to football, rugby, tennis and bowls clubs. The nearest town is Tewkesbury, a Medieval market town that offers a broader range of supermarkets, restaurants, coffee shops and a leisure centre whilst for the commuter, there is a train station at nearby Ashchurch, with Tewkesbury being located immediately off Junction 9 of the M5 motorway.

The larger regional centres of Cheltenham, Worcester and Stratford are all within 25-30 minutes commute.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

<b>Total Approximate Area</b>	<b>459 sqm /4,938 sqft</b>
Main House	377 sqm/4,053 sqft
Garage	37 sqm/396 sqft
Annexe	45 sqm/489 sqft

Knight Frank  
Cheltenham  
123 Promenade  
Cheltenham  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Tom Banwell**  
01242 246951  
[tom.banwell@knightfrank.com](mailto:tom.banwell@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2023. Photographs and videos dated March 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

