Evington House is a magnificent Grade II listed archetypal home which skilfully and effortlessly combines two eras making a particularly attractive facade. The property is approached by a long driveway with spectacular views across the Severn Valley. The prestigious entrance has electric gates with wrought iron railings, flanked by stone capped brick entrance piers leading to a large roundabout driveway to the frontage. There is generous parking for several cars and a large detached garage. The main part of the house is Georgian and provides the major share of the accommodation, whilst seamlessly merging with a Tudor wing that gives a real period feel. Over recent months the house has been subject to the most extensive restoration project to bring this home back to its former glory, as such today's house is characterful and beautiful in style with great thought given to retaining the elegance of the era with a luxury finish.
Although the house has undeniable grandeur, it is very much a workable and manageable home with practical and flexible accommodation that flows with such ease. The appeal internally is the modern style that contrasts beautifully with the period detail, high ceilings, multi-paned Sash windows and ornate fireplaces.

Entrance Entrance is gained through a gabled porch leading to the glorious reception hall with original stone flooring. From the hall, the house naturally splits the main accommodation to the annex and whilst there is a unison between the two, there is also a distinct separation should one require. The two formal reception rooms are set to the side of the hall, with the drawing room enjoying a dual aspect vista to the front and rear gardens. The original Georgian Cornice and window shutters add to the grandeur of these high ceiling rooms. The formal dining room is wonderfully light with a marble surround feature fireplace. An oversized original door leads to the drawing room, which is of beautiful proportions also with a marble surround fireplace with gas inset. A set of original glass paned double doors open onto an outside terraced balcony which overlooks the landscaped gardens. The reception rooms link to the kitchen, which is the real hub of the house enjoying a dual aspect vista over the beautiful gardens to one side and of the courtyard garden to the other. The clever design of the room makes it particularly social, with space for sofas and a large dining table opening to a well-appointed kitchen area with luxury units and an excellent range of integrated appliances from Bosch. The island unit with a breakfast bar naturally divides the room to an area with a vaulted glass lantern adding natural light. There is a spacious pantry with fitted shelves and a separate utility/boot room off the kitchen which leads into the garden. There is access from the kitchen/dining/family room to an outside decked balcony via French doors leading down to the gardens and kitchen garden. A study is set to the side of the house with level access to the pretty courtyard. A cloakroom with shower completes the accommodation on this floor.

The original Georgian staircase rises to the upper floors with two bedrooms and a beautifully finished bathroom with a free-standing Claw foot bath and separate shower. The stairs continue to a further bedroom with views over the courtyard to the side. The arrangement of the two main suites are a feature in themselves. The master bedroom is a spacious room with an elegant ceiling height, a few steps rise to a beautifully finished en suite with free standing claw foot bath, separate shower and a deep sink set into an antique unit. A corridor, lined with three sash windows, leads to a further guest bedroom with en suite bathroom, this room enjoys views over the front lawns.

The Tudor wing of the house provides a flexible option depending on family needs. With access from both the main house and a private front door, it effortlessly merges the accommodation and could be either an extension of the current reception rooms and bedrooms, or as a self-contained unit ideal for an au pair, dependent relative or as a rental opportunity.
This section of the house has an abundance of character detail including, paneled walls, beamed ceilings and solid wood flooring

**SITUATION**

Evington House is set to the edge of Coombe Hill, a pretty and very accessible hamlet situated a mere five miles north west of Cheltenham Spa town Centre and just four miles south of the market town of Tewkesbury. There are nearby amenities which are within walking distance of the property, including a reputable public house and garage with shop. Much of the charm of Evington House is due to its setting, sited in a private position with access to beautiful walking and riding countryside with some excellent recreational pursuits available in the local area. Whilst distinctively semi-rural, the hamlet itself is within easy commute to both Cheltenham, and Gloucester both of which provide exceptional schooling and cultural centres. Access to motorway networks are also excellent with M50 and M5 junctions within striking distance, making both a South/North commute easy.

**OUTSIDE**

Occupying a charming position, Evington House is set beautifully within its grounds, surrounded to all sides by landscaped formal gardens. This private setting has a real sense of space, with an exceptional expanse of levelled lawn to the rear and front of the plot and an attractive courtyard garden to the side. The property is approached via electric wrought iron gates onto a spacious circular driveway leading to a parking area for numerous cars. There are many interesting facets forming the grounds and unquestionably, the extensive lawns are a real feature to this home. To the edge of the property and within the grounds is a double garage housing a stable, ideal for a workshop. The substantial size of the garage, workshop and room over provides further potential, subject to the necessary consents. In addition, owing to the size of the gardens there is plenty of scope to use as required. Many original period features are retained, the original water well and walled kitchen garden are charming.

**SERVICES**

Mains water and electricity. Private drainage. Mains gas heating.

**LOCAL AUTHORITY**

Tewkesbury Borough Council 01684 295010

**VIEWING INFORMATION**

Viewing by appointment only
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