



Northwood, Kemerton, Near Tewkesbury,
Gloucestershire

For the finer things in property.

**STRUTT
& PARKER**

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Northwood, Kemerton, Near Tewkesbury, Gloucestershire, GL20 7JN

A substantial Victorian former rectory with commanding views over its own gardens and grounds and the surrounding countryside

Tewkesbury 4.5 miles, Evesham 10 miles main line station with trains to London (Paddington) from 103 minutes, Cheltenham 12 miles, Malvern 18 miles, M5 (J9) 4 miles, Worcester 16 miles main line station with trains to Birmingham (New Street) from 55 minutes

Reception hall | Drawing room | Family room
Morning room | Study | Kitchen/breakfast room
Cellar | Utility room | Boiler rooms | Cloakroom
8 Bedrooms | 4 Bathrooms | 1 bed Cottage
Garaging | Stables | Outbuildings | Beautiful mature gardens and grounds | Grass tennis court

EPC - Main house: E Cottage: D

In all about 3.91 acres (1.58 ha)

The property

Northwood House is an imposing former rectory originally dating from 1886 which was restored by the current owners. The house occupies a commanding position overlooking its own beautifully maintained gardens and grounds and the countryside beyond. The ground floor benefits from light and spacious reception rooms with gracious ceiling heights leading off an impressive reception hall. The kitchen/breakfast room and dining room have doors to an inner courtyard with the boiler room and utility room beyond. Stairs from the inner hall give access to the cellar.

On the first floor there is an impressive principal suite with 3 further bedrooms, 2 further bathrooms and on the second floor there are 4 further bedrooms, a fourth bathroom and a 2nd boiler room.

The Cottage

Adjacent to the garaging and with its own private garden the Cottage provides ideal secondary accommodation with an open plan living room/kitchen, a double bedroom and a bathroom.

Outside

Northwood House occupies a totally private position on the northern side of its land with far reaching views. The mature gardens and grounds are beautifully maintained including wide sweeping lawns interspersed by well stocked borders, hedging and mature trees with a central fountain, rose garden, greenhouses and a vegetable garden. To the west of the house is the garaging and self-contained cottage whilst to the south and east of the house are the grass tennis court, stabling and railed paddocks.

Location

Kemerton is a delightful unspoilt village in an area designated as a Cotswold Area of Outstanding Natural Beauty with a Village hall, 2 Churches and the popular Crown Inn public house; the village lies on the lower southern slopes of Bredon Hill which offers excellent riding and walking. The nearby village of Overbury (0.5 miles) offers a nursery and primary school whilst independent and state schools can be found in Bredon, Evesham, Malvern and Cheltenham. Stratford upon Avon and Cheltenham provide excellent shopping and cultural facilities; sports lovers can enjoy village cricket in Overbury and county cricket in Worcester, racing at Cheltenham and golf at Broadway and Tewkesbury.

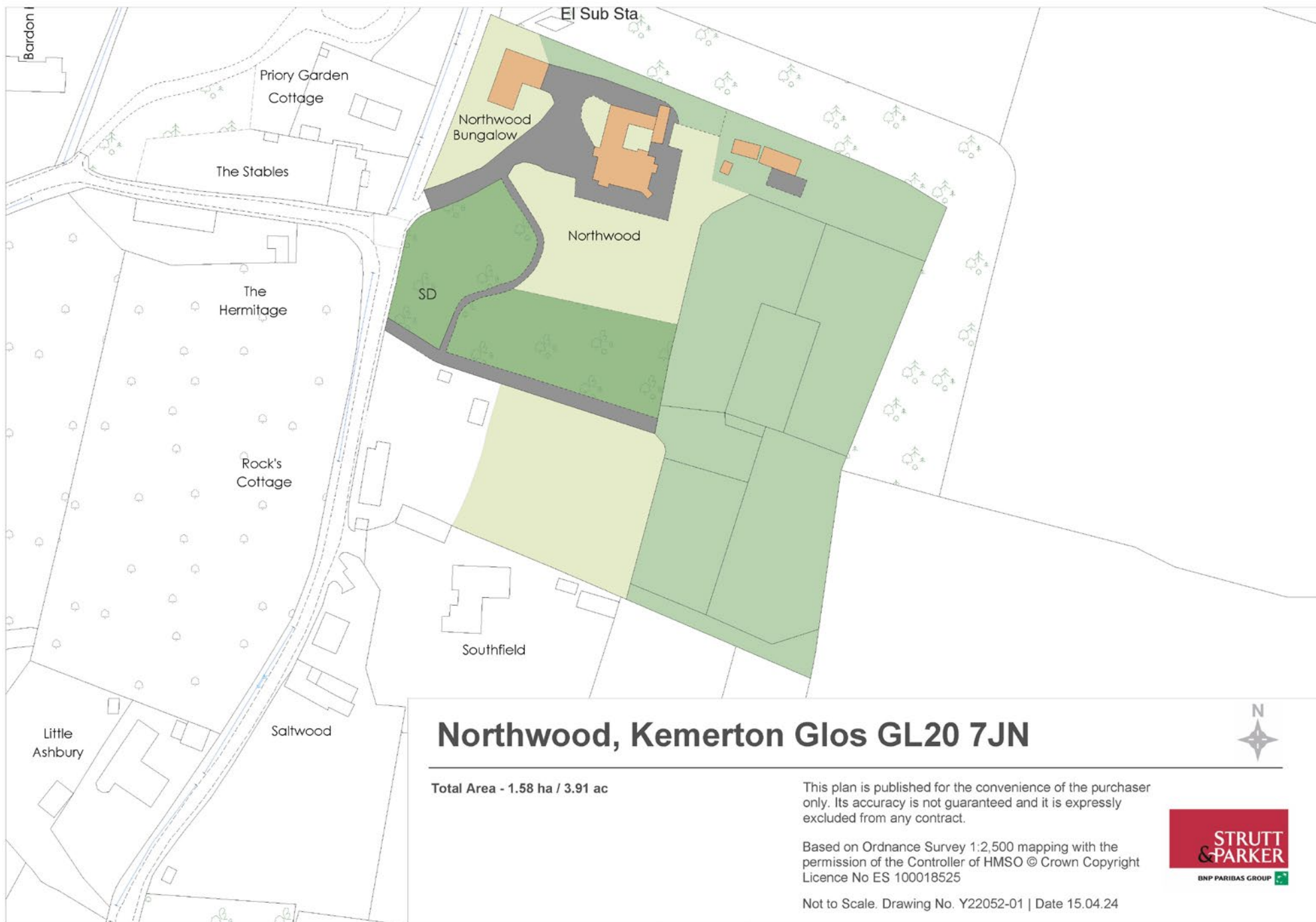












Northwood, Kemerton Glos GL20 7JN

Total Area - 1.58 ha / 3.91 ac

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Not to Scale. Drawing No. Y22052-01 | Date 15.04.24



Floorplans
Main House internal area 6,119 sq ft (569 sq m)
Cottage 527 sq ft (49 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From the centre of the village take the Overbury road turning left just after St Benet's Church by the small green, drive past Ashbury Farm on your left and the entrance to Northwood House is on your right directly opposite the small lane and before the 'No through road' sign.

General

Local Authority: Wychavon District Council
01386 565000

Services: Mains gas, water, electricity and drainage, gas fired central heating.

Council Tax: Band H

Rights of way, wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Tenure: Freehold

Guide Price: £2,750,000

Moreton-in-Marsh

Fosse House, High Street GL56 0LH

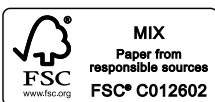
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