



THE STALLS

— Bushley Green, Gloucestershire —

A HANDSOME GRADE II LISTED HOME

Dating from around the seventeenth century, The Stalls is a handsome Grade II listed timber-framed house set within the beautiful privately owned Forthampton Estate. Reached at the end of a long private driveway, the house occupies a wonderfully secluded position surrounded by open farmland, wild meadows and its own orchard. Despite its tranquil setting, the house is just three miles from Tewkesbury and within easy reach of Cheltenham, Malvern and Worcester.

Grade II listed | c.17th Century | 3 Acres





A PRACTICAL HOME FOR MODERN FAMILY LIVING

The house extends to nearly 4,000 square feet across two floors, not including its generous range of outbuildings, and has been improved and maintained since the present owners purchased it in 2006. The Stalls is full of character with exposed beams, timbers and open fireplaces, yet its scale and layout make it a practical home for modern family living.





At the heart of the home is the kitchen and breakfast room, a much-loved space with hand-built cupboards, oak work surfaces and a Falcon induction range cooker. From here, views through to the drawing room create what the owners describe as “a Dutch interior painting.” A separate pantry adjoins the kitchen. A utility room is located just off the hallway.





The principal reception rooms include a large drawing room centred around an open Jetmaster fireplace. There is also a cosy library and an impressive dining hall, which is filled with light enjoying a lovely outlook to the garden.



AND SO TO BED...

A particular feature is the ground floor principal bedroom suite to the rear of the house. This generous space includes a large bedroom, a dressing room and an ensuite bathroom finished with Cotswold stone tiling. It is ideally suited for guests or could be converted to a self-contained annexe.

Attached, but independently accessed, is a substantial office, which would make a great artist's studio thanks to its consistent light from a large north-facing window. Above the office is a boarded attic with fixed stair access providing excellent storage space.





THE GARDENS



The grounds extend to around three acres in total. They have been designed with both colour and practicality in mind, and in spring the wild garden to the front of the house becomes a sea of Anemones, Chionodoxa, Primroses and Narcissi, followed by Tulips, Snakeshead Fritillaries, Cowslips and Quamash.

To the rear are rolling lawns, colourful mixed borders, a productive vegetable garden and a variety of fruit trees. Beyond lies the orchard, planted with Cider Apple and Quince trees, where sheep may graze beneath the blossom.





THE OUTBUILDINGS

The Stalls is served by a wide range of useful outbuildings. An insulated garage has been adapted for storage, while further structures include a potting and tool shed, a freestanding greenhouse, a lean-to greenhouse designed by White Cottage, a substantial brick-built chicken house with covered run, and a further brick outbuilding. A tractor shed and log store complete the picture, and an EV charger has been installed beside the back door.





LOCATION

The Stalls enjoys a location that is both tranquil and surprisingly accessible. Bushley Green itself is a peaceful hamlet, while Tewkesbury lies just a few minutes away for everyday amenities. Cheltenham, Malvern and Worcester are also in easy reach, offering excellent shopping, theatres, festivals and cultural life, from Cheltenham's renowned racing calendar to Worcester's historic cathedral and cricket ground. For dining, there is an abundance of choice close by, with The Inn at Welland, The Butchers Arms in Eldersfield and The Corse Lawn Hotel.

Schools & Connections

Schooling is a particular strength of the area. On the doorstep is Bredon School, with Malvern College and Malvern St. James close by, as well as The Elms and The Downs prep schools in Colwall. RGS and

The King's School are located in Worcester, while Cheltenham offers Dean Close, Cheltenham College and Cheltenham Ladies' College. Communications are equally strong, with the M5 and M50 motorways nearby, mainline rail services available from Cheltenham, Gloucester and Worcester, and both Birmingham and Bristol international airports within easy reach.

Conclusion

The Stalls is a house of history, character and quiet beauty, with gardens and orchards that speak of centuries of rural life, combined with the comfort and practicality of a much-loved home. Rarely does such a secluded setting, within the protection of a private estate, become available in this part of Gloucestershire.

WHERE TO GO WHEN YOU NEED...



Milk & Everyday Essentials: For the daily basics, Tewkesbury is only three miles away and has several convenience stores, a Co-op and an Aldi. There's also a range of local farm shops, with seasonal produce and artisan goods easily found in the surrounding villages.



Weekly Shop: Tewkesbury offers a wide range of supermarkets including Morrisons and Aldi. For a broader choice, Cheltenham is just over 20 minutes away with an M&S Foodhall, a Tesco Superstore and a Sainsbury's, while Worcester also provides a full selection.



Dinner/Drinks: There is excellent dining close by, with The Inn at Welland and The Butchers Arms in Eldersfield both highly regarded and within easy reach. The Corse Lawn House Hotel offers fine dining in a traditional country house setting, while Cheltenham and Malvern are close enough for a wider choice of restaurants, bistros and wine bars.



Golf: Tewkesbury Park Hotel offers an 18-hole course with fine views of the Cotswolds, while Puckrup Hall and The Worcestershire Golf Club are also close at hand. Further afield, Broadway Golf Club provides a beautifully scenic round on the edge of the Cotswolds.



Gym & Fitness: Locally, Tewkesbury has several gyms and fitness centres, alongside a swimming pool and leisure centre. For something more bespoke, yoga and pilates classes run regularly in nearby villages, and the Malvern Hills are a natural training ground for walkers and runners.



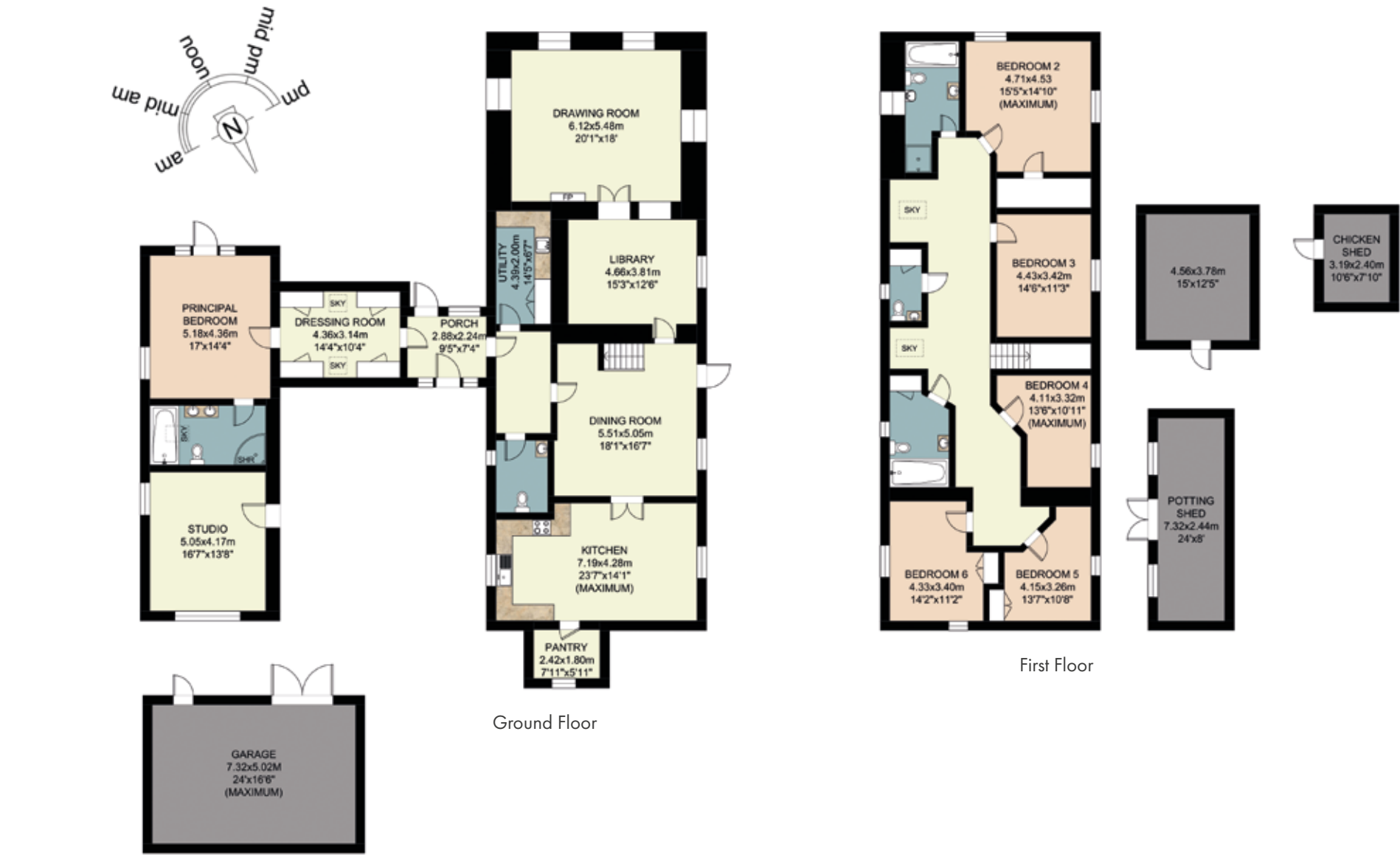
Schools: Education is a particular strength of the area. Bredon School lies on the doorstep, while Malvern offers Malvern College and Malvern St. James. For prep schools, The Elms and The Downs are just the other side of the Malverns in Colwall. In Worcester, The King's School and RGS are long-established independent schools, while Cheltenham includes Dean Close, Cheltenham College and Cheltenham Ladies' College.



Walks: Step straight out from the gate and choose your path – north, south, east or west – there are plentiful footpaths and meadows to explore. The Severn Way passes nearby, giving glorious routes along the river to Upton or Tewkesbury. Within a short drive, the Malvern Hills and Bredon Hill offer spectacular walking country.



THE FINER DETAILS	
Square Footage:	Main House – 371 sq.m / 3,993 sq.ft Garage –37 sq.m / 396 sq.ft Outbuildings – 43 sq.m / 460 sq.ft Total – 450 sq.m / 4,849 sq.ft
Listing:	Grade II listed
Drainage:	Septic tank (2020) with Vortex filtration
Water:	Severn Trent via Forthampton Estate
Broadband:	Superfast Broadband is available
Outbuildings:	Garage, sheds, greenhouses, chicken house, log store, tractor shed
Land:	3 Acres including 1 acre orchard
Local Authority:	Malvern Hills District Council
Council Tax:	Band G



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01242 384444 | contact@stowhillestates.com



STOWHILL ESTATES

What Three Words: [///removable.voter.wove](#)