



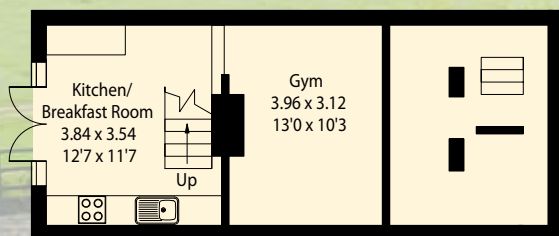
DREWS FARM
HIGHLEADON, NR NEWENT, GLOUCESTERSHIRE
A Beautiful Farmhouse and Courtyard, Boasting Outstanding Rural Views



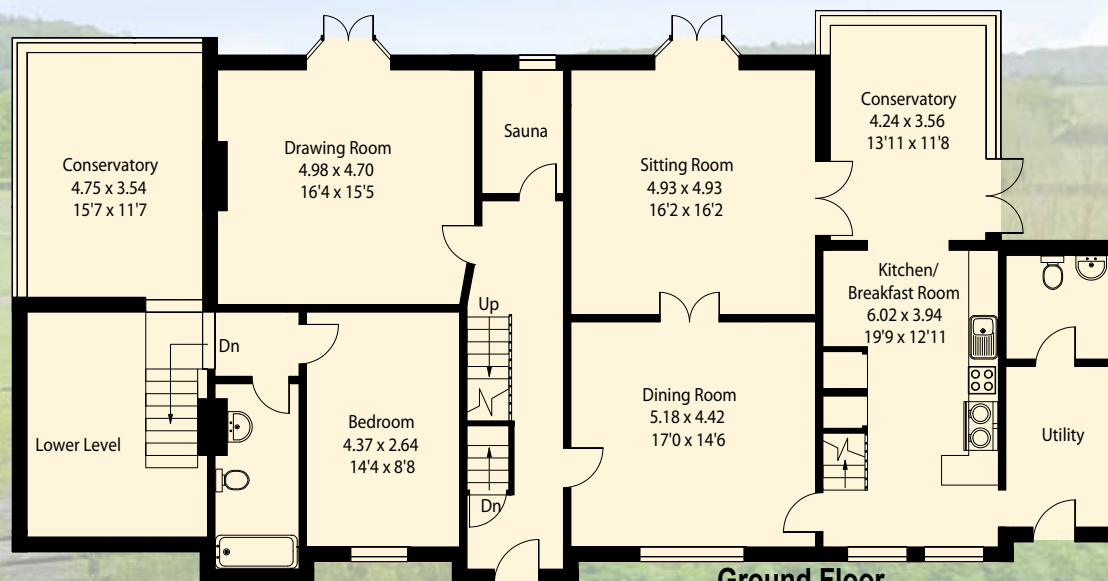
Drews Farm, Highleadon, Nr Newent, Gloucestershire GL18 1HH

Approximate Gross Internal Area :- 4386 sq m / 407 sq ft

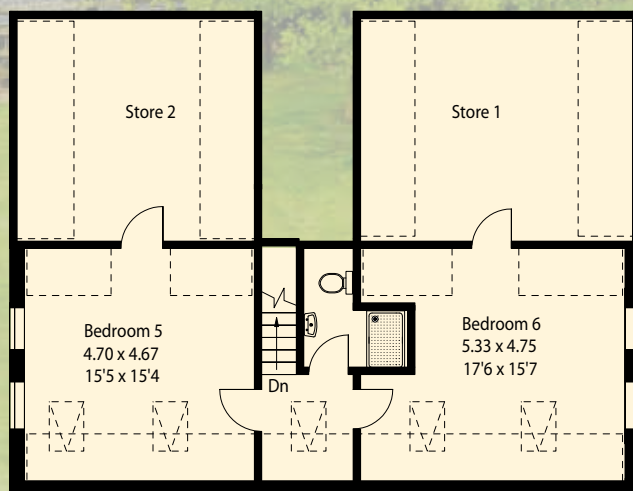
[---] = Reduced headroom below 1.5 m / 5'0



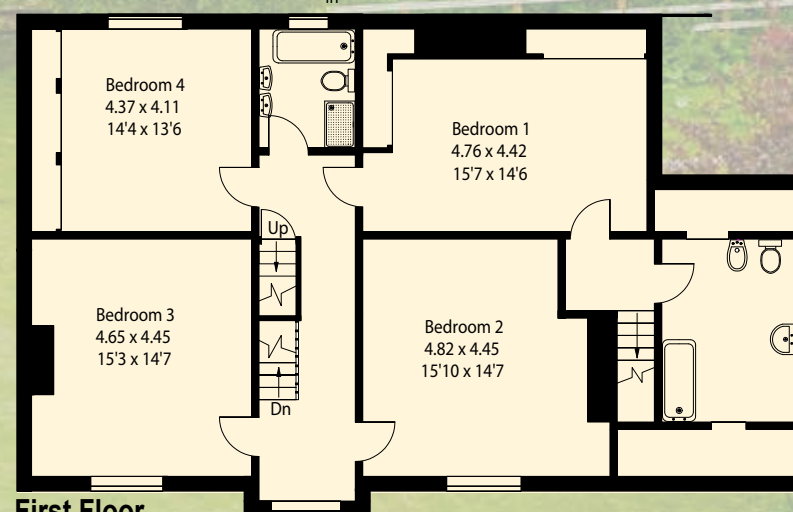
Lower Ground Floor



Ground Floor



Second Floor



First Floor

PRODUCED FOR FOX GRANT 2018

This illustration is for identification purposes only.
Not drawn to scale, unless stated.

SITUATION

Hartpury 3 miles, Newent 4 miles, Gloucester 6 miles, Ledbury 13 miles, Ross-on-Wye 13 miles, Cheltenham 13.5 miles, London 119 miles.

Road Links: M50 (Jct 3) 11 miles, M5 (Jct 11) 16 miles.

Trains: Cheltenham, Gloucester both 2 hours to London

International Airports: Bristol 51 miles, Birmingham Airport 63.5 miles.

FARM HOUSE

- Substantial Farm House 4,386 ft²
- Aga Kitchen/Conservatory Breakfast Room
- 3 Reception rooms
- Master bedroom with en suite
- 5 further bedrooms
- Sauna
- Garden & Ha ha

ANNEXE

- Kitchen/breakfast room
- Conservatory
- One/Two Bedrooms

COTTAGE/OFFICE

- Red brick milking parlour converted offering office/annexe potential

POTENTIAL HOLIDAY COTTAGES

- Red brick former cattle shed used for workshop & storage with planning potential for holiday lets.

EQUESTRIAN BUILDINGS

- Oak four bay open garage
- 4 stables with hay store
- 2 Agricultural barns
- Former red brick pig stys.
- 20m x 40m arena

WHOLE

- Pasture to approx. 6.5 acres

SITUATION

Drews Farm occupies an idyllic rural yet accessible location in the village of Highleadon. The property is a beautiful red brick farmhouse dating back in parts to the 17th Century which blends itself to being either a private equestrian family home or offering potential for holiday lets or B & B. (subject to planning).

Drews Farm is surrounded by farmland with views across open countryside and the surrounding unspoilt countryside of the Leadon Vale. The area offers a sought after rural quality of life combined with good road links to the rest of the country. Being well situated for both the M50 and M5, which provides good access to South Wales, Bristol and the West Country or Birmingham and the North. The A417 & A40 are also close by giving quick access to Swindon & M4.

Local amenities The market town of Newent offers a good range of shops and services, including a bank, library and health centre. Further amenities including theatres, restaurants and shopping are available nearby in Cheltenham and Gloucester.

Education There are a good selection of both public and private schools in the area with primary school education at Hartpury and Newent and senior private schools including Cheltenham Ladies College, King's School Gloucester, Malvern College and St James Malvern. For independents see www.isc.co.uk and for state school information see www.gloucestershire.gov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The area is synonymous within the equestrian industry and Drews Farm is located just 3 miles from Hartpury College, which is host to a variety of National and International events. Excellent out-riding abounds from the property and there are a number of local studs and high calibre competition yards in the area including dressage riders Carl Hester, Charlotte Dujardin and Show Producers Robert and Claire Oliver who have encouraged good quality support services to prosper in this location. Moores Farm Equestrian (7 miles) offers regular competitions and Cheltenham racecourse is also within a 30 minute drive.

Other facilities include racing at Hereford, Worcester and Chepstow, hunting is with the Ledbury and Cotswold Vale Farmers. Further local equestrian centres within easy driving distance: Allenshill, Burrows Court, David Broome Centre, Summerhouse Equestrian, Talland and Three Counties Showground. Golf is at Ross-on-Wye, Puckrup and Tewkesbury. Walking and cycling are well catered for in the Forest of Dean and the Malvern Hills.

DREWS FARM

Drews Farm is a detached farmhouse dating back in parts to the 17th Century offering spacious six bedrooms accommodation over 3 floors. The majority of the rooms benefit from far reaching views across open countryside.

EQUESTRIAN BUILDINGS

The main barn houses 4 stables with storage for fodder and lorry. There is an additional 2 further agricultural barns and red brick former pig stys. The yard offers parking for several vehicles with gates leading into the pastureland.

There is a 40mx20m arena (see sale plan).

AGENT'S NOTES

Property Misdescriptions Act 1991. Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

SERVICES

Local Authority Forest of Dean Council. Tel: 01594 810000

Council Tax House Band 'E' £2034.63 (2018/19)
Annexe Band 'A' £1109.80 (2018/19)

Services Mains electricity, water & drainage with exception of annexe which is septic tank. Oil fired central heating.

Fixtures & Fittings Unless mentioned specifically by separate negotiation.



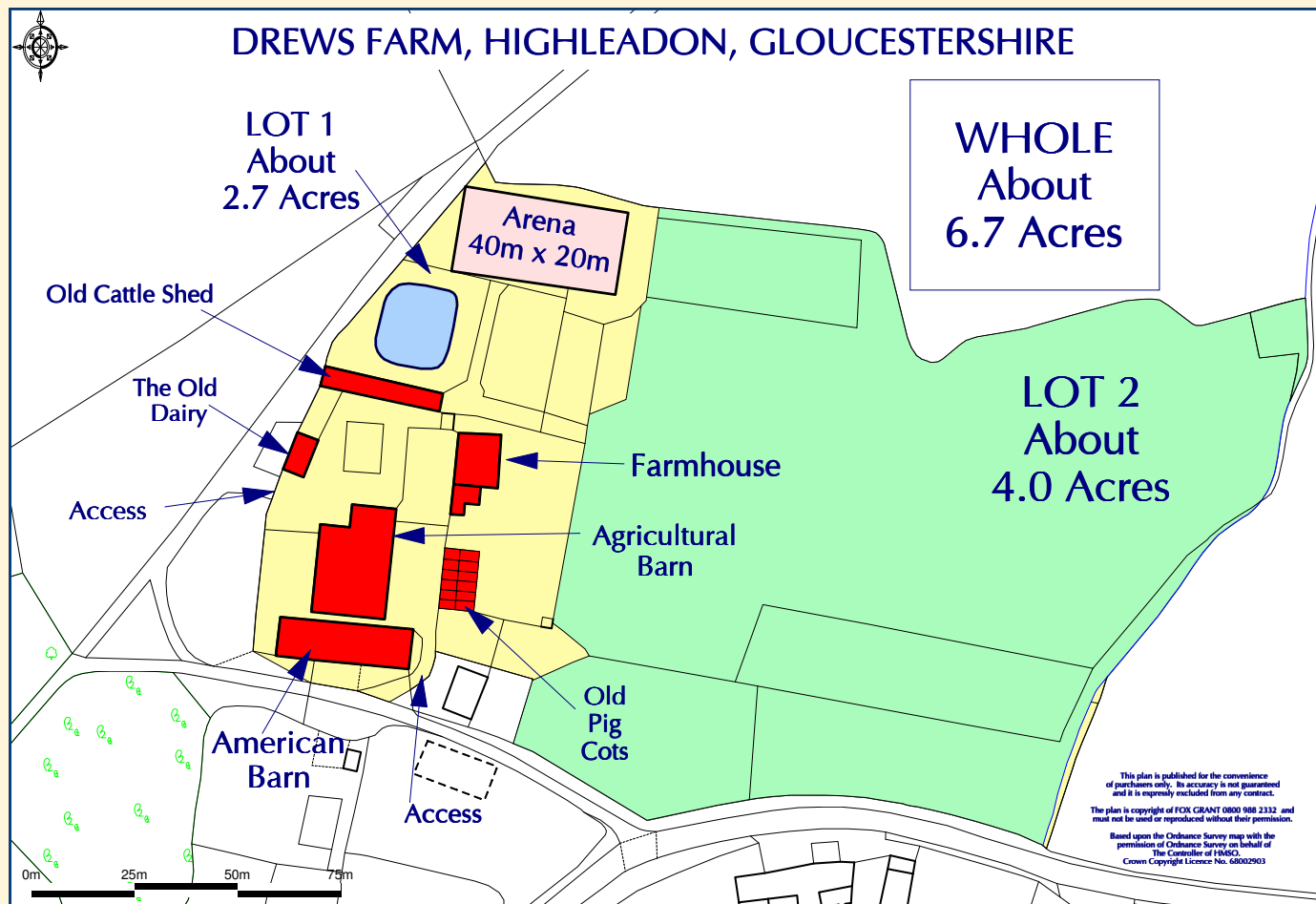
Kitchen



Conservatory



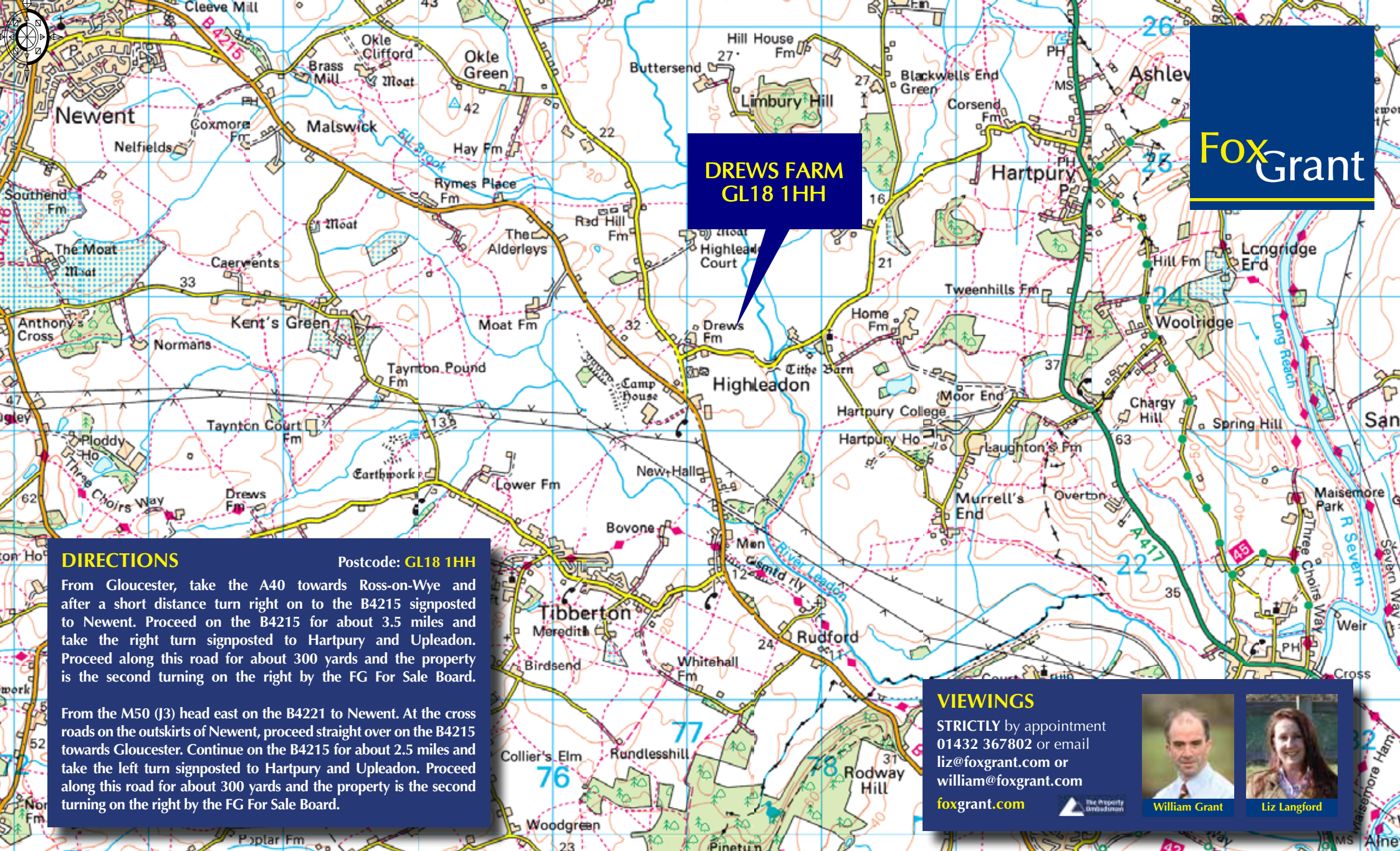
Drawing Room



The Old Dairy



The Old Cattle Shed



Fox Grant

**DREWS FARM
GL18 1HH**

DIRECTIONS

Postcode: **GL18 1HH**

From Gloucester, take the A40 towards Ross-on-Wye and after a short distance turn right on to the B4215 signposted to Newent. Proceed on the B4215 for about 3.5 miles and take the right turn signposted to Hartpury and Upleadon. Proceed along this road for about 300 yards and the property is the second turning on the right by the FG For Sale Board.

From the M50 (J3) head east on the B4221 to Newent. At the cross roads on the outskirts of Newent, proceed straight over on the B4215 towards Gloucester. Continue on the B4215 for about 2.5 miles and take the left turn signposted to Hartpury and Upleadon. Proceed along this road for about 300 yards and the property is the second turning on the right by the FG For Sale Board.

VIEWINGS

STRICTLY by appointment
01432 367802 or email
liz@foxgrant.com or
william@foxgrant.com
foxgrant.com



William Grant



Liz Langford

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

**TOURISM
& LEISURE**

**EQUESTRIAN
SPECIALISTS**

TRUSTPILOT
★★★★★