



OAKFIELD COTTAGE

SPRINGFIELDS, DRYBROOK, GLOUCESTERSHIRE, GL17 9BW

Charming Attached Country Cottage with Equestrian Facilities & Views.

- Kitchen/Breakfast Room
- Living Room, Sitting/4th Bedroom.
- Master Bedroom,
- 2 further Bedrooms, Family Bathroom
- Large Utility, Cloakroom, Entrance Hall
- Range of 4 Stables.
- Fodder Store & Workshop/Garage
- Ample parking and separate access for Equestrian facilities.
- 20m x 40m Arena

Gardens and pastureland to about 4 acres.

SITUATION

Lea 3 miles, Ross-on-wye 6 miles, Newent 9 miles, Monmouth 13 miles. Gloucester 15 miles, Hereford 20 miles, Chepstow 21 miles, Cheltenham 22 miles, Bristol 38.5 miles.

Road Links: M50 (Jct 2) 5 miles.

Trains: Gloucester or Hereford.

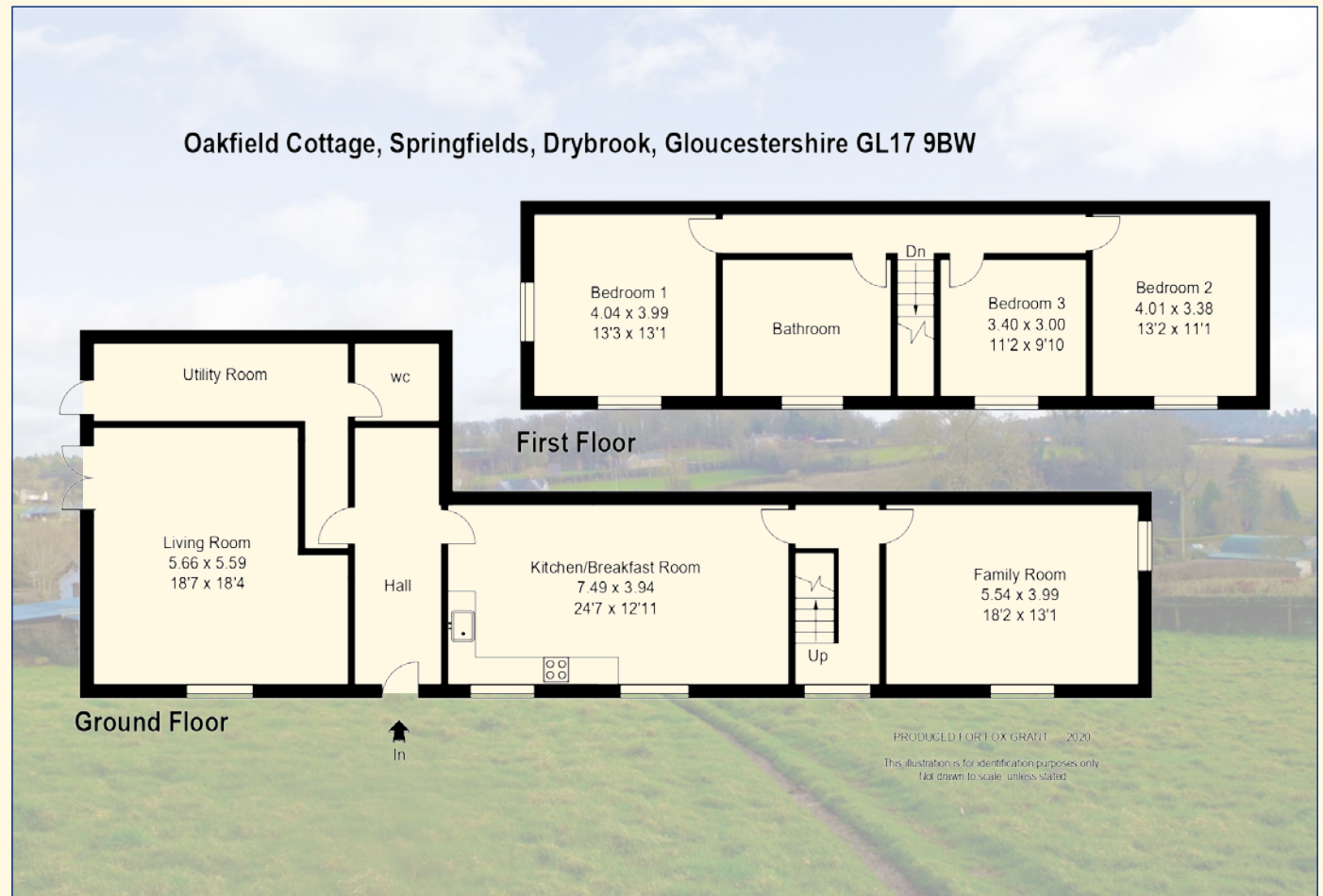
International Airports: Bristol Airport 50 miles

Oakfield Cottage is situated to the west of the desirable village of Drybrook and enjoys an attractive rural location with far reaching views across the Wye Valley. The property benefits from excellent communication links with the nearby M50, M5 and M4 motorway networks. The Cathedral City of Gloucester lies to the south, with the Cathedral City of Hereford, Ross-on-Wye and Monmouth to the North.

The nearby village of Lea offers a shop, church and public house with the market town of Ross-on-Wye offering a good range of shops and services, including bank, library and hospital. Further amenities including theatres, restaurants and shopping are available nearby in Cheltenham, Chepstow, Gloucester or Hereford.

Education There is an excellent range of both public and private schools in the area with primary school education at Drybrook www.drybrookschool.co.uk and Lea with secondary education at Ross-on-Wye or Newent. There is a significant range of independent schools in the area including: Monmouth Haberdashers Schools, The Downs School and Cheltenham College & Cheltenham Ladies. Further education is at Hartpury University. 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 surrounding area provides a wealth of sporting and recreational opportunities, particularly in the Royal Forest of Dean, which is renowned for its outstanding natural beauty. Excellent walking and cycling opportunities abound from the property with good out riding. Horse racing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Local hunts include the Ross Harriers and the Ledbury Hunt. Golf can be enjoyed at Ross-on-Wye, Monmouth and Higham. Local



equestrian centres within easy driving distance include Allenshill, Burrows Court, David Broome Centre, Hartpury, Hillview, Kings Equestrian, Summerhouse, Talland and Three Counties Showground.

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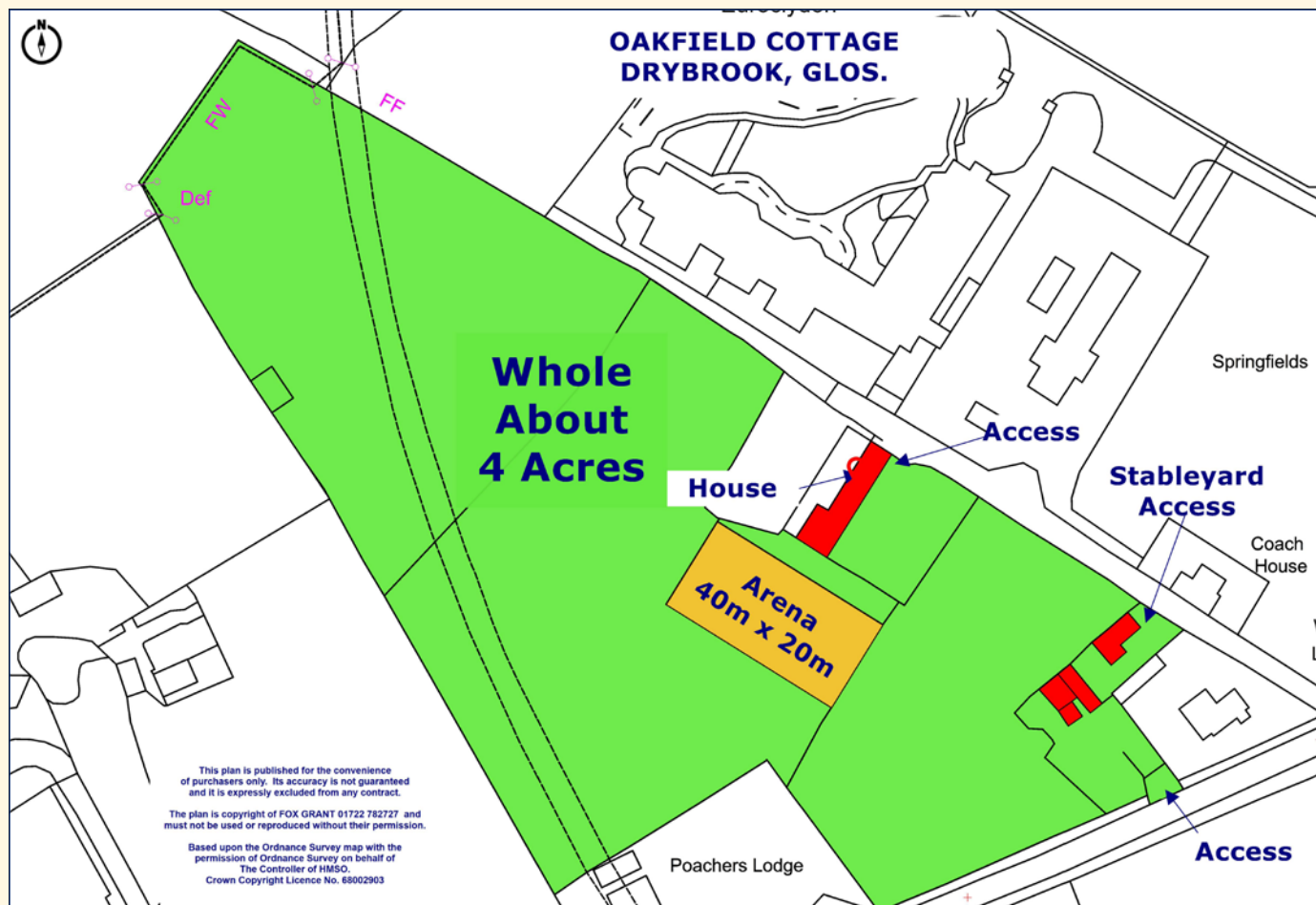
Oakfield Cottage is a delightful attached country cottage offering spacious three/four bedroom accommodation with both family & equestrian living in mind. The cottage has been sympathetically extended and to create a well laid out home. The cottage is blending itself due to the layout to offer annexe to dependent relative (subject to planning).

The main entrance leads into the main entrance hall with doors leading off to the spacious kitchen/kitchen with Range Cooker, this leads into hallway with stairs to the first floor and door through to the living room. The spacious sitting room/bedroom 4 with patio doors out and the utility room with cloakroom are accessed from the entrance hall.

On the first floor there is the master bedroom and two further bedrooms and family bathroom. With airing cupboard and hot water tank cupboard on the landing.

Outside: To the front of the property there is parking for 2 or 3 cars with lawned area to the front and a small patio area to the side. The garden is mainly laid to lawn with herbaceous borders.

The stables are situated to the front, with separate vehicular access for lorries or trailers. There is a range of 4 stables with 2 being of block construction and 2 of timber, tack/feed room and workshop. To the rear of the stables is hard standing with shelter/haystore this area offers all year turnout. The land is divided into 3 paddocks all fenced and run to the front, side and rear of the with the arena situated to the side of Oakfield Cottage. Arena is 20m x 40m with rubber surface and post rail fence. There is a further corrugate iron field shelter in need of restoration in the rear field.





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DIRECTIONS

Postcode: **GL17 9BW**

From the A30 Ross-on-Wye head South for Gloucester. After passing through the village of Ryford, take the right turning for Drybrook and Cinderford, just after entering the village of Drybrook take the right turn for Hope Mansell. Proceed along this road for about 50 yards and the lane leading to Oakfield Cottage is on the right handside as denoted by the agent's for sale board.

VIEWINGS

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



Liz Langford



William Grant

foxgrant.com

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE