

A close-up photograph of a tree trunk, likely a birch, showing characteristic horizontal lenticels. The bark is light-colored with dark, horizontal streaks. A central text box is overlaid on the image.

White Birch Manor
Awre





White Birch Manor Awre

- An exquisite manor house in the beautiful village of Awre •
- 10 stunning bedrooms with modern en-suites •
- Bright and spacious living spaces • Grade II listed historic building •
- Heated outdoor swimming pool • Large summerhouse •
- Set within 7 acres of gardens, orchards and meadows • A fabulous 3 bedroom barn conversion •
- Professional chef's kitchen • Private driveway with parking for multiple cars •
- Fabulous quiet countryside location with spectacular views •

An exquisite manor house in the beautiful village of Awre

The Manor House is the perfect example of an exquisite country home steeped in history and crafted with care and expertise, using the finest original materials in this impressive country home dated from the medieval period..

The Manor House

Upon entering the house there is a boot room with a W.C. leading to the kitchen which is modern with wooden worktops and a range cooker. The kitchen opens up into the fabulous open plan living and dining area which oozes character with wooden beams and stone walls, the vaulted glass ceiling creates a stunning bright space to enjoy. There is a wood burner in the living area and a wooden staircase that leads up to a landing with a shower and a double bedroom with a modern standalone bath enjoying the picture perfect views of the gardens.

Entering the dining room the character beams, leaded windows and large fireplace helps make this the ideal space for those memorable dinner parties.

The hallway flows round to the bar / entrance hall with a door to the gardens. There is access to a living room which has a wood burner set in a stone fire surround and large windows creating a relaxing place. From the hallway, you have access to the outside and into a beautiful bedroom which features a lovely

fireplace, large leaded windows looking out to the gardens, an in-room shower cubicle, wooden beams and a W.C.

The second dining room is simply stunning. This incredible space has wooden beams with surrounding glass windows and glass panelled vaulted roof attracting natural light all round. Adjacent to the dining room is an additional kitchen and another living room with flagstone floors, a wood burner with stone surround and leaded windows.

From the dining room the wooden staircase leads up to the landing and a wonderful seating area to relax in the sunshine. There is a single bedroom and another double bedroom with en-suite from the landing, and another staircase up to a further two bedrooms on the second floor.

Through the fabulous secret bookshelf door from the first floor landing there is access to a spacious bedroom with a fireplace, large windows and a staircase up to the en suite on the second floor.

Through the bedroom one is welcomed into a large landing and seating area with a staircase leading up to a double bedroom and W.C., and downstairs to the bar and hallway on the ground floor. A family bathroom is positioned from the landing and another two double bedrooms are accessed, one bedroom with a staircase to its en suite bathroom on the second floor.

The barn

The barn has been beautifully converted and consists of 3 double bedrooms (all en suite), an office, boot room, laundry room, W.C., a stunning vaulted open plan kitchen with island, dining and living space, all to a very high standard. The bi-folding doors allow access to the private patio and garden.

The professional kitchen

The large professional kitchen has had no expense spared. This space is next to the barn and has everything required including an enormous walk-in fridge.

Outside

The courtyard towards the front of the house offers ample parking. There is a wonderful modern barn conversion with a private garden, and a separate professional kitchen. The 7 acres consist of beautiful matured gardens, lawned areas, heated swimming pool with a chef's kitchen, a summer house and paddocks.

Land: Circa 7 acres.

Council Tax Band: G.

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Vendor's comments 'Looking for something a little bit different and somewhere really rather special?

White Birch Manor is an extraordinary and beautiful Manor House that we have had the pleasure of living in for the last 6 years. Full of character and charm it is a historical haven with Tudor beams, wattle and daub walls, varnished oak panels, secret staircases and inglenook fireplaces making this a delightful place to simply sit back, relax and enjoy.

During our time here we have done a lot to the house and grounds including updating and modernising all the essentials that makes living in an old property a pleasure and feel positively luxurious. As a result you will find the central heating system efficient, plentiful hot water and great wifi! If you love the traditional, log burners make the winter months extra intimate and cosy (it's a house that shines at Christmas time!) The recent barn conversion also provides an alternative large light airy living space giving added flexibility and choice for use.

The outdoor living spaces are as important as the buildings themselves. Luxuriate in the hot tub, relax on the sun deck, have fun in the outdoor swimming pool and enjoy games on the lawn in the shade of the summerhouse. . . Meander through the gardens in summer, pass by the dovecote and revel in the tranquillity of the millpond with original cider press water feature and duck house.

Private and yet accessible, White Birch Manor has often been referred to as a true hidden gem. Current circumstances mean it is time for us to pass this exceptional property on to new owners and for the next chapter to be written in its own history book. We wish you all the best and every happiness.'



LOCATION:

Perfectly situated in the beautiful Forest of Dean.

The picturesque village of Awre is situated in the Forest of Dean which is home to some of the finest countryside in England. The location is close to the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Lydney, Coleford and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.



DIRECT TRAINS TO CHELTENHAM
BRISTOL, BATH, BIRMINGHAM & CARDIFF
GLOUCESTER - 15 MILES
CHEPSTOW - 18 MILES
MONMOUTH - 28 MILES
BRISTOL - 34 MILES
CARDIFF - 50 MILES

All distances are approximate































































































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WHITE BIRCH MANOR, BRANCHES LANE, AWRE GL14 1EH Asking price £2.5m



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