

# Hilters Farm House

Oxenhall, Newent, Gloucestershire







# A charming 7 bedroom farmhouse with a detached 2-bedroom barn conversion offering letting potential, plus additional outbuildings, all set in a stunning location with panoramic views.

M50 Junction 3.3 miles, Newent 1.6 miles, Ledbury 8 miles, Gloucester 11 miles, Cheltenham 18 miles, Worcester 33 miles, Bristol 45 miles, Birmingham 58 miles, Oxford 59 miles.  
(Distances and times approximate).

  
7

  
5

  
2-3

## Summary of accommodation

### Main House

- Ground Floor:** Drawing room | Dining room | Kitchen/breakfast room | Utility room | Study | WC
- First Floor:** Principle bedroom with walk-in wardrobe and en suite | 3 Further double bedrooms with en suites
- Second Floor:** 3 Double bedrooms | Family bathroom
- Cellar

### Cottage

- Ground Floor:** Sitting room | Kitchen | WC
- First Floor:** 2 Double bedrooms | Family bathroom

### Garden and Grounds


- Triple garage with space over | Unconverted 2 storey barn with planning permission | Workshop and garden stores
- In all about 0.85 acres





# Situation


(Distances and times are approximate)

Surrounded by glorious rolling countryside and productive orchards.

 Oxenhall is a peaceful and very pretty hamlet situated just north of the market town of Newent and almost equidistant between the Cathedral city of Gloucester and the riverside town of Ross-On-Wye. The popular Spa town of Cheltenham is also a 30 minute drive away.

 Newent has very convenient primary, junior and comprehensive schooling, public schooling and grammars in the area are excellent. In Gloucester there is Denmark Road Girls Grammar School, Tommy Richs Grammar and The Kings School. Cheltenham, Malvern and Monmouth are all within 30-35 minutes drive and offer an even broader range of highly regarded schools for day children and boarders.

 Located in the neighbouring valley is the award winning Three Choirs Vineyard complete with its highly regarded restaurant.

 Both Newent and nearby Dymock have golf courses and the highly regarded South Herefordshire Gold Club is also within 15 minutes' drive.



# The Property

Nestled on the brow of a hill, Hilters Farm House enjoys a prime position with breath-taking southerly views. This handsome detached farmhouse, set in expansive gardens, is complemented by a range of versatile outbuildings, including a 2-bedroom barn conversion, an unconverted two-storey party barn, and a triple garage.

Converted into a two-bedroom cottage in 2007, the Cider House offers independent living with a private garden and large west-facing windows that flood the space with natural light. Included in the application to convert the Cider Barn is planning permission, now existing in perpetually, to convert the uncovered barn to a two bedroom apartment on the first floor level.

(Forest of dean District Council planning reference -P0246/04/COU)

In addition to the triple garage, with automated doors, and a multiuse space above, the property includes several useful tool and machinery sheds, complementing the garden.

The unconverted adjacent two-storey party barn, offer endless potential for a variety of uses, subject to change of use planning permission.

















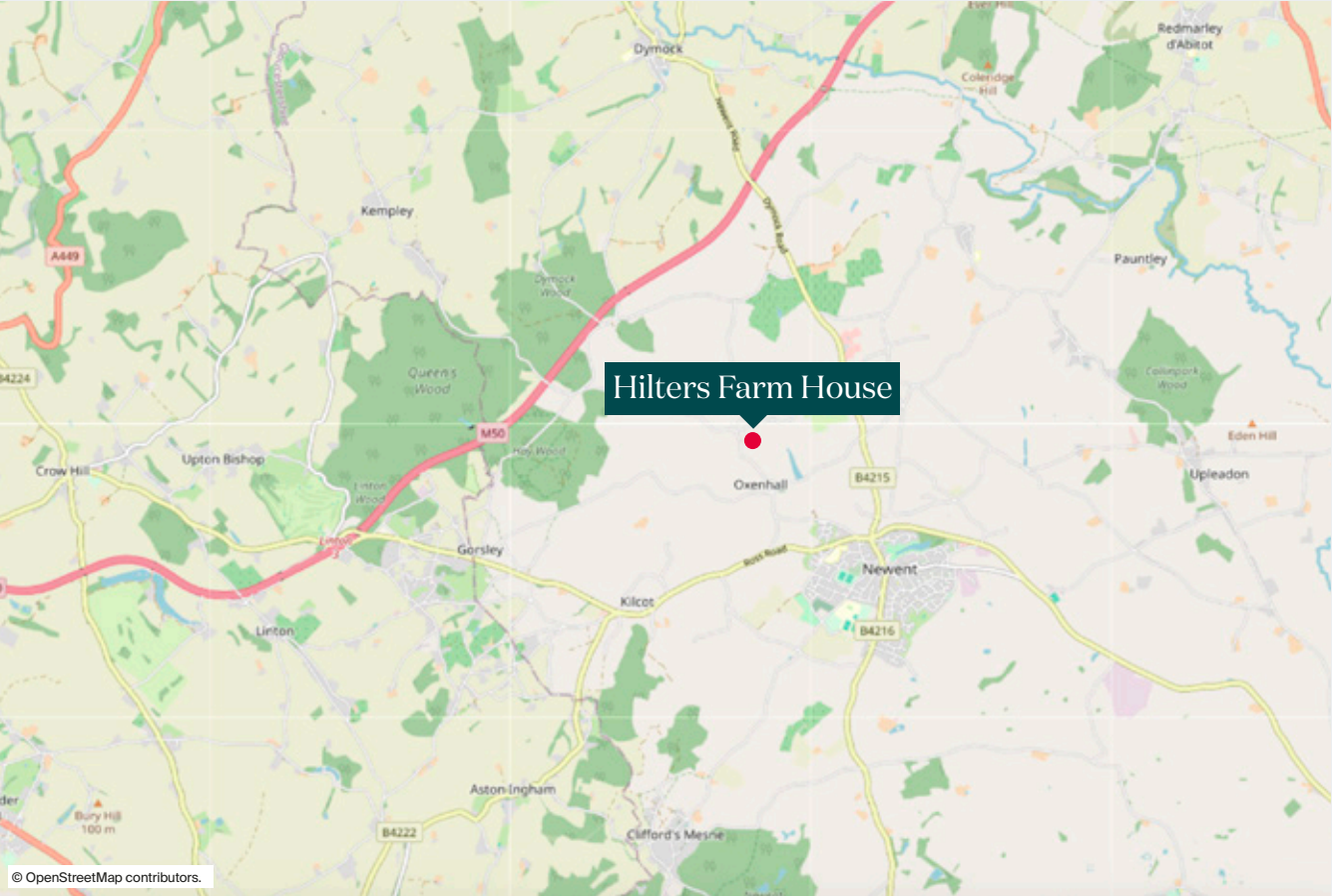
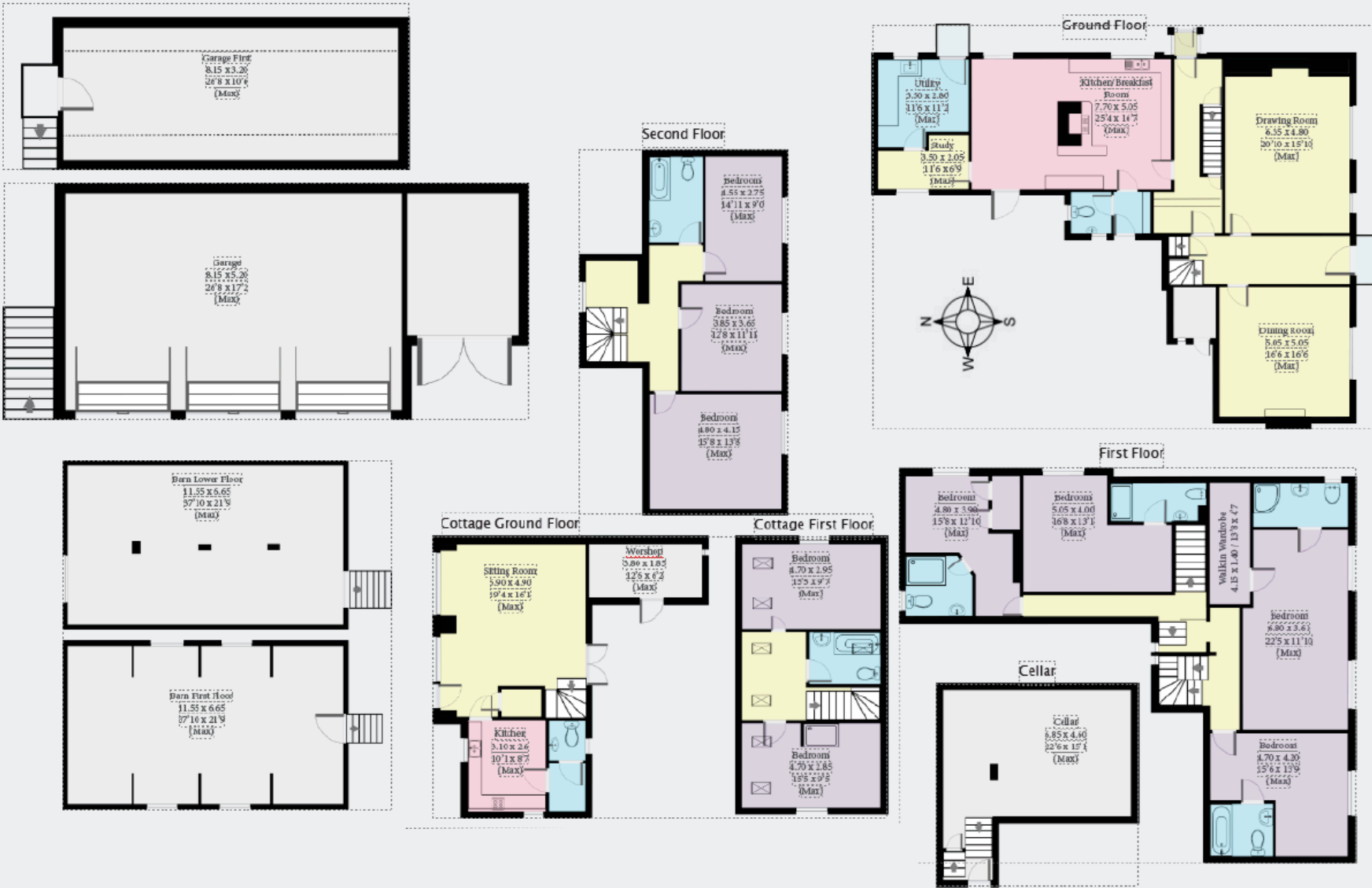




FLOORPLAN

Approximate Gross Internal Floor Area  
Main House: 374 sq.m / 4,026 sq.ft  
Cottage: 91 sq.m / 980 sq.ft  
Barn: 153 sq.m / 1,647 sq.ft  
Garage: 78 sq.m / 840 sq.ft  
Total Area: 696 sq.m / 7,492 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

**Tenure:** Freehold

**Services:** LPG fired central heating, Bio digester waste system. Mains water and electric.

**Local Authority:** Forest of Dean District Council

**Council Tax:** Band G

**EPC:** F

**Guide Price:** £1,450,000

**Postcode:** GL18 1RN

**What3words:** /// hang.eyeliner.mute

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Particulars dated February 2025. Photographs and videos dated February 2025.

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