

A photograph of Sandford House, a two-story cream-colored building with a grey slate roof and two chimneys. The house features decorative gables over the dormer windows and the front entrance. A stone path leads from the foreground to the front door, which is flanked by a small stone statue. The house is surrounded by lush greenery, including large trees on the left and a dense ivy-covered wall on the right. The sky is blue with light clouds.

Sandford House, Aylburton, Gloucestershire

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A pretty Victorian house with annexe, a range of outbuildings and land with small brook. It has superb views over a gentle valley, adjoining the Lydney Park Estate.

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### Summary of accommodation

**Ground floor** Entrance hall | Sitting room | Dining room | Kitchen/breakfast room with Aga  
Rear hall | Shower/cloakroom | Boot/utility room | Cellar

**Ground floor annexe wing** Family room | Bedroom

**First floor** 2 bedrooms | Bathroom

**Second floor** 2 bedrooms | Bathroom

**Outside** Flagstone courtyard | Gardens | Stone and tile 2 storey studio/home office  
Range of stone and tile outbuildings | Paddock land

**In all about 5.22 acres**

### Distances

Lydney 2 miles | Chepstow 7.3 miles | Bristol 25 miles | Parkway Rail Station 20 miles  
Bristol Airport 34 miles | Monmouth 12 miles | Gloucester 16 miles | Cribbs Causeway  
Regional Shopping Centre 20 miles (Distances are approximate).









## The Property

Aylburton is an attractive village with a strong community in the Forest of Dean. Sandford House is situated in an attractive position overlooking its land and a gentle valley and adjoins the Lydney Park Estate. The Ferneyley Brook runs along its southern boundary.

It is principally Victorian in character and architecture, but is believed to have origins back to the late 1700's. It is not listed. The property was purchased by the present owners in 2002 when in need of considerable modernisation. The many improvements that have since taken place include a new roof, a new boiler and replacing bath and shower rooms. Period features include archways, a tessellated floor in the entrance hall and a flagstone floor in the rear hall. There are exposed beams and roof trusses, coved ceilings and moulded architraves and a very attractive staircase with fine spindles rising to the first and second floors.

Adjoining the house is a two room annexe, currently used as a family room and bedroom, which could become incorporated within the house, or developed to provide a self-contained wing.

All principal rooms have lovely views and the interior has a warm, friendly, and charming atmosphere. The sitting room is a comfortable room with a bay window and a fireplace fitted with a log burning stove, overlooking the valley. The dining room also overlooks the valley. The kitchen/breakfast room, which is fitted with an Aga, has a wooded outlook over its garden. The rear flagstone hall gives access to the cellar, boot/utility room and shower room, and acts as the heart of the property. On the first floor and second floors there are each two bedrooms and bathrooms. All have superb views either over its grounds or the surrounding countryside. They all have their own character and are lovely rooms.



## Outside

Sandford House is approached either on foot via the garden gate leading to the front door, or vehicular access is through the double garage doors into the car port. It can also be accessed through the farm gate which takes you directly into the farmyard. The wrought iron gate opens into the low maintenance gardens which are mostly post and rail fenced, with a stone and tile garden implement store. There is a raised south facing terrace, ideal for entertaining, backed by two original high brick walls with a mature vine, looking over the land and valley.

The gardens lie mainly to lawn interspersed with many mature trees including a Lily tree, Ginko, Indian Bean, Copper Beech, Poplar and Eucalyptus. Fruit trees include Apple, Damson and Sloe.





## Outbuildings

The outbuildings have a separate vehicular access from Sandford Road and are grouped around a grass courtyard with stone walls and an agricultural gate leads into the adjoining land.

There are former brick and tile pig styes, an open fronted two bay outbuilding/log store with an adjoining former stone and tile chicken house. They all offer potential for development, subject to the necessary consents.

A former stone and tile stables/coach house has been converted into an excellent studio/home office with a mezzanine floor, part full height with vaulted ceiling and exposed roof truss, and an A frame window at first floor level. The ground floor has a fitted workstation, kitchenette and cloakroom. The mezzanine level is accessed over an easy staircase and is currently used as a studio. This space offers an abundance of potential and flexibility for a potential purchaser.

## Land

The land of 5.22 acres has a seasonal pond, lies to the south, north and west. The Ferneyley Brook forms the southern boundary and the land adjoins the Lydney Park Estate.

## Directions (Postcode GL15 6DP)

Turn off the A48 from the Chepstow direction signed Aylburton, onto Sandford Road. Travel for about 0.2 mile and Sandford House is the first property seen on the left hand side.

## Property information

**Services:** Mains water, electricity and drainage are connected to the property. Oil fired central heating. Oil fired Aga. A new boiler was installed in 2017. Broadband is provided by PlusNet.

**Local Authority:** Gloucestershire Council: 01452 425 000

**Council Tax Band:** G

**Viewing:** Strictly by appointment only with agents Knight Frank.



**Approximate Gross Internal Floor Area**

Main House = 297 sq m / 3,196 sq ft

Studio = 53 sq m / 570 sq ft

Outbuildings = 121 sq m / 1,302 sq ft

Total Area = 471 sq m / 5,068 sq ft

(Incl. Areas of Restricted Height)

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.



**Knight Frank Bristol**

1 The Mall

Clifton

BS8 4HR

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Freddie Wright

0117 317 1997

[freddie.wright@knightfrank.com](mailto:freddie.wright@knightfrank.com)



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Particulars dated May 2023. Photographs and videos dated June 2023.

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