



- Kitchen/Breakfast Room
- Sitting/Dining Room
- Master Bedroom with En Suite & Dressing Room
- 2 further Bedrooms, Family Bathroom
- Large Utility, Study/4th Bedroom, Cloakroom
- Oak framed Garage & 2 Carports
- Range of Stables with Feed rooms & Washdown Box.
- Fodder Store & Workshop
- Additional open fronted Fodder Store
- Post & Rail Paddocks.

Gardens and pastureland to about 3 acres

## SITUATION

Redmarley 4 miles, Newent 4.5 miles, Ledbury 6 miles, Ross-on-woye 13 miles, Gloucester 14 miles, Malvern 15.5 miles, Cheltenham 21 miles, Worcester 26 miles.

Road Links: M50 (Jct 2) 5 miles.

Trains: Hereford, Ledbury or Malvern.

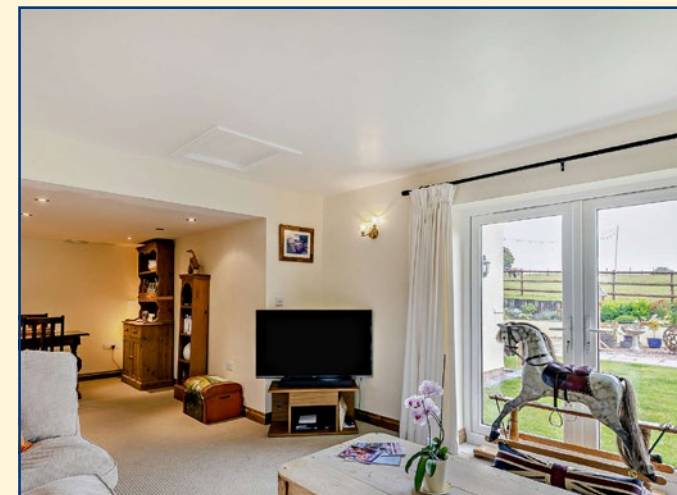
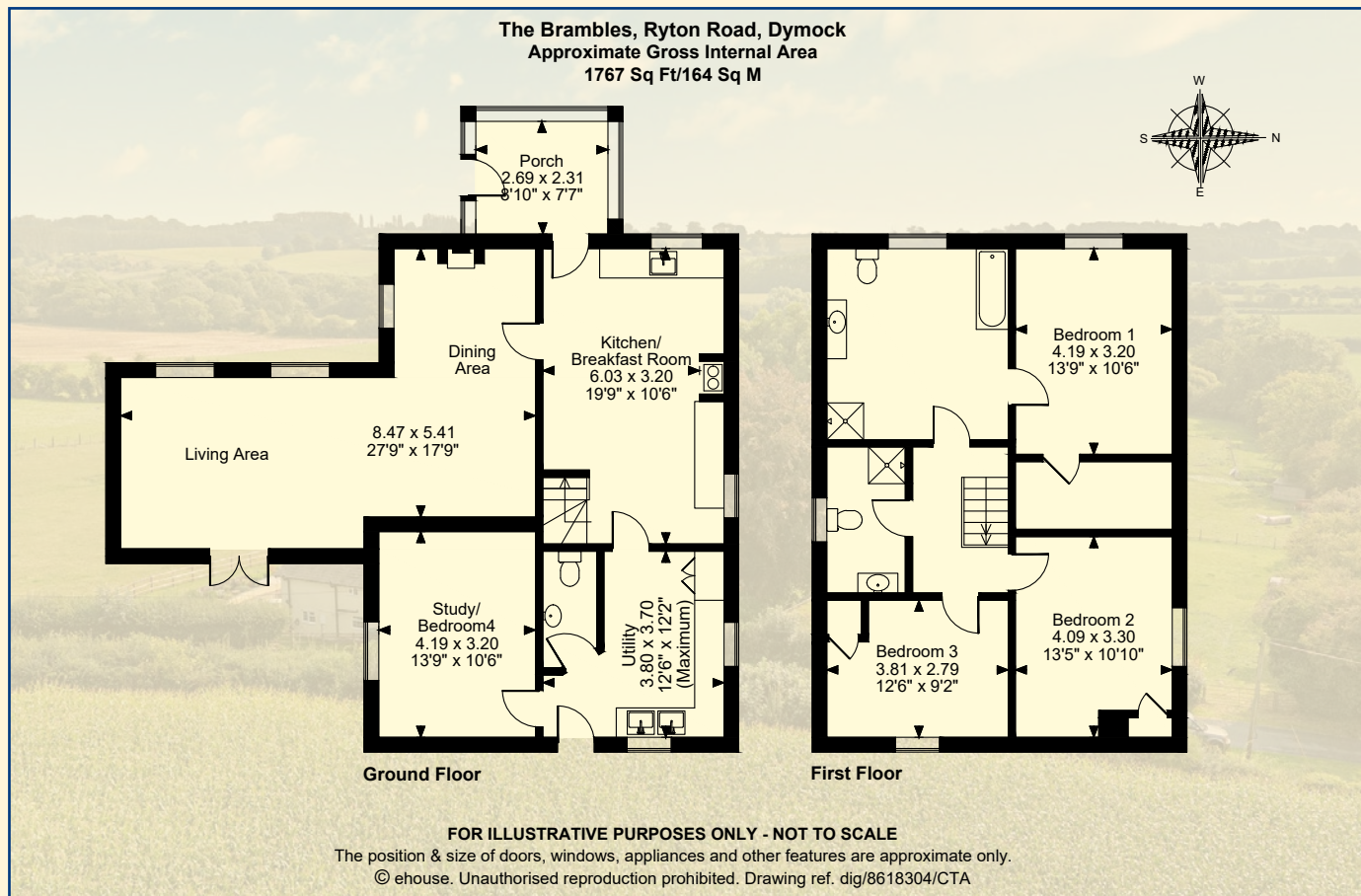
International Airports: Birmingham Airport 59.5 miles.

**The Brambles** is situated in a rural location on the north west side of Gloucestershire bordering Herefordshire. The property enjoys lovely rural views over the surrounding pastureland with the Malverns in the distance. The property is ideally placed for the commercial centres of Cheltenham, Gloucester, Malvern and Hereford. Communications links are good with the M50, 5 miles away, leading to the M5 and the rest of the motorway network.

**Education** There is an excellent range of both public and private schools in the area with primary school education at Dymock & Redmarley with secondary at Newent or Ledbury. There is a significant range of independent schools in the area including: The Elms, Malvern St James and Cheltenham College & Cheltenham Ladies. Further education is nearby at Hartpury University. For independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.gloucestershire.gov.uk/education-and-learning/find-a-school](http://www.gloucestershire.gov.uk/education-and-learning/find-a-school)

**Local, Sporting & Recreational** The village of Dymock offers a garage, post office, public house, village hall, school and church with the market towns of Ledbury & Newent both offering a good range of independent shops, supermarkets, doctor's surgery, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Cheltenham, Gloucester, Hereford, Malvern & Worcester.

The region is synonymous within the equestrian industry and the property is located within 6 miles of Hartpury College with Allenshill, Kings Equestrian, Stourport Equestrian Centre, Rectory Farm, Solihull Riding Club, Summerhouse Equestrian and Three Counties Showground all within easy driving distance. Excellent outriding and number of local studs and high calibre competition yards including International dressage rider Carl Hester. Other facilities including racing at Cheltenham, Hereford, Warwick and Worcester hunting is with the Ledbury and Cotswold Vale Farmers. Golf is at Puckrup and Tewkesbury Park. Walking and cycling are well catered for.



## THE BRAMBLES

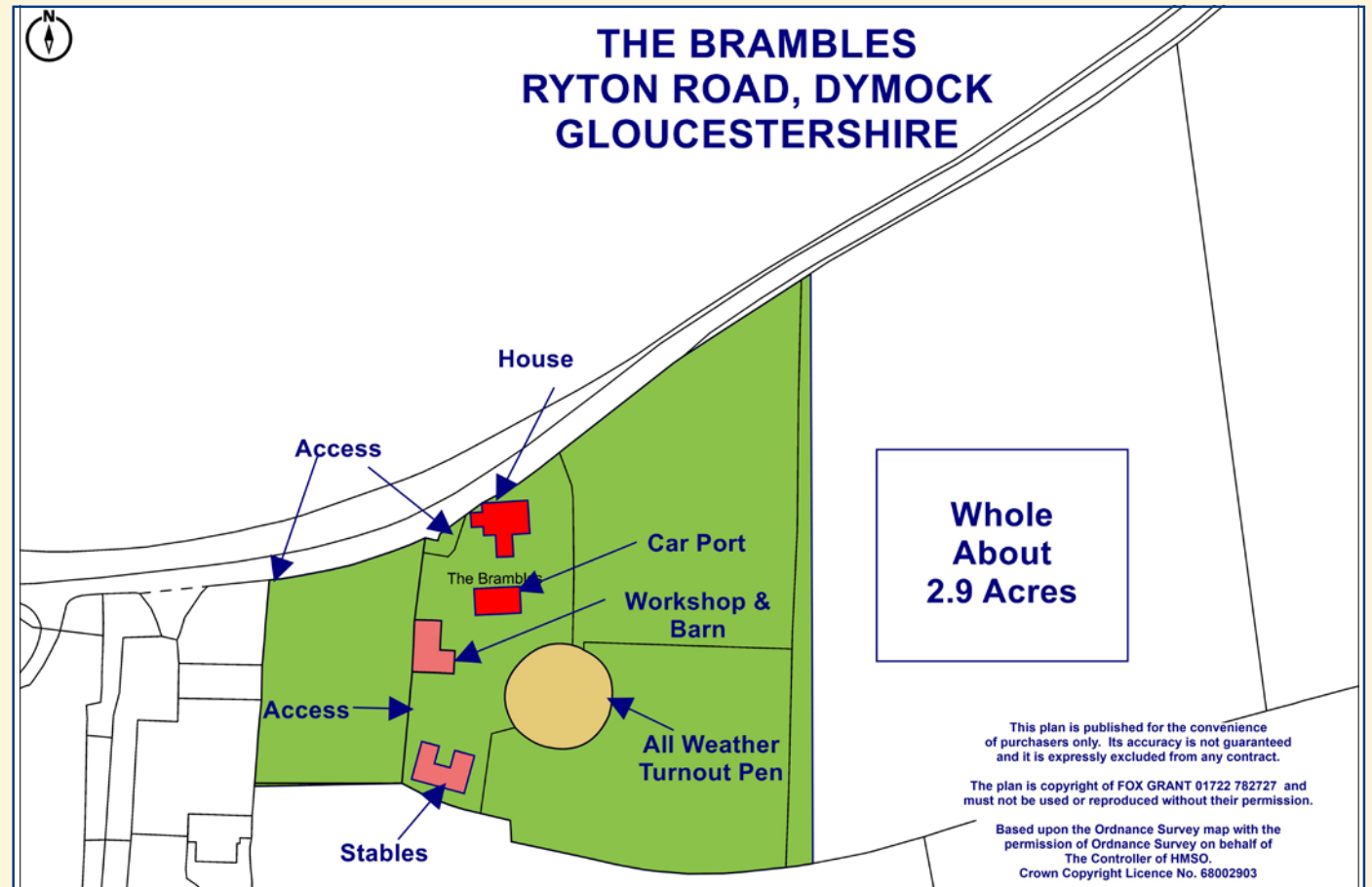
The Brambles is a delightful detached country cottage offering spacious three/four bedroom accommodation with both character and contemporary features. The property offers spacious modern accommodation with both family & equestrian living in mind. The cottage has been sympathetically extended and updated to create a well laid out spacious home, whilst retaining character and charm.

The main entrance porch leads into the spacious modern kitchen with a Belfast sink and Aga Cooker, this leads into the main reception room incorporating living and dining area with French doors out to patio and wood burning stove. From the kitchen door leads into a spacious utility room with a door to the outside, with a cloakroom and study/4th bedroom leading off from the utility. This part of the property is lending itself for conversion to an annexe (subject to planning) for an independent relative. A beautiful oak staircase leads upstairs.

On the first floor there is the master bedroom with dual aspect views across the paddocks, with a dressing room and spacious en suite. Two further bedrooms and family bathroom.

To the rear of the house is a patio area with the garden. Opposite the house is the oak framed garage and double carport, with ample parking to the side and rear and a further private lawned area to the rear.

Beyond the house there is a stable yard offering recently constructed "Jon Williams" stabling for 3, with tackrooms, feed room, and wash down box. Adjacent to this are the two fodder stores and workshop and an all-weather turnout pen. The yard is enclosed with post & rail and offers a secure parking area for vehicles alongside the stables. The fields are conveniently located on each side of the yard, and securely fenced with a mix of stock wire, hedging and post & rail.



## AGENT'S NOTES

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 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 and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Local Authority:** Forest of Dean Council. 01594 812532

**Council Tax:** Band "E"

**EPC Rating:** E

**Services:** Mains electricity, mains water, private drainage & oil fired central heating.

**Tenure:** Freehold with vacant possession.

**Fixtures & Fittings** Unless mentioned specifically by separate negotiation.



## VIEWINGS

Strictly by appointment 01432 367802 or email [liz@foxgrant.com](mailto:liz@foxgrant.com)

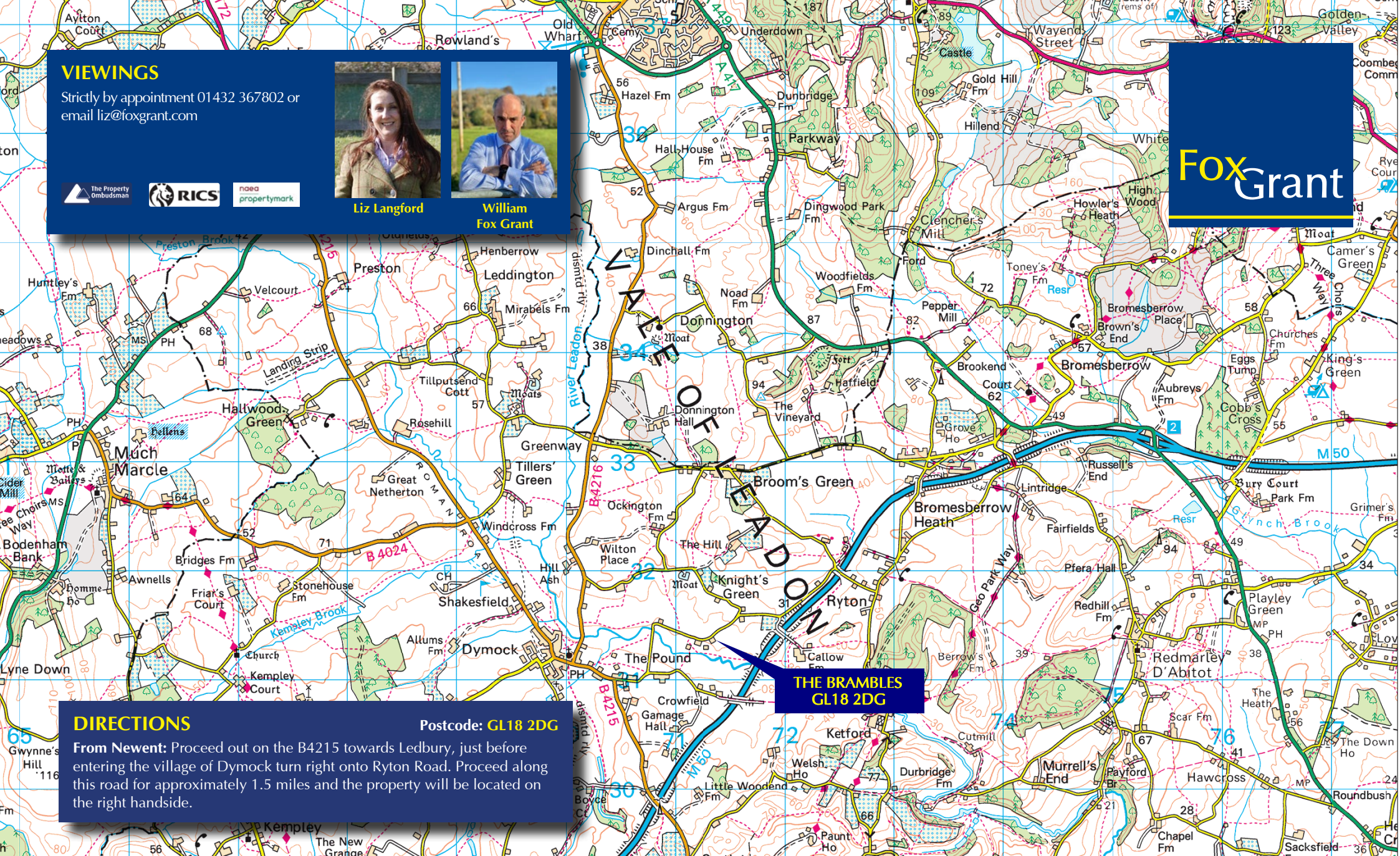


Liz Langford



William Fox Grant

# Fox Grant



**THE BRAMBLES  
GL18 2DG**

**DIRECTIONS** Postcode: **GL18 2DG**

**From Newent:** Proceed out on the B4215 towards Ledbury, just before entering the village of Dymock turn right onto Ryton Road. Proceed along this road for approximately 1.5 miles and the property will be located on the right handside.

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