



WALDRON FARM  
Flaxley | Gloucestershire | GL14 1JR

HUGHES **HS** SEALEY

# Welcome to...

## WALDRON FARM

Welcome to Waldron Farm, an exceptional six-bedroom detached former farmhouse, beautifully presented, having undergone extensive renovation and restoration, sat within formal gardens of circa one acre, and having the most wonderful of backdrops over neighbouring paddocks and a lake.

The home further benefits from a detached, self-contained two-bedroom annex that sits above a triple garage and workshop, all of which is hidden neatly away behind large double-opening wooden gates, ensuring the new owners enjoy a high degree of privacy.

The home offers a wealth of charm and character throughout, which one would expect from a near-500-year-old building, is ready to move into and enjoy, and because of the above, it is a home that we would highly recommend viewing.

Accessed via electric, double-opening wooden gates, this leads to a substantial parking area, where the home is located to your left and the annex and garaging to your right. What one cannot help but admire is the view from the driveway, which is over the property's formal gardens and beyond to the neighbouring paddock and lake.

Stepping into the property via the entrance hall, this leads to the highly impressive, open-plan kitchen/dining/family room, with the family room being an oak-framed building with exposed timbers, a double-height roofline, and French doors giving access onto the paved terrace and formal gardens. The room is completed by a log-burning stove and tiled floor.

The kitchen enjoys a central workspace overlooking the dining area, a wealth of fitted units, and a stone-tiled floor. To the head of the kitchen is a space which houses the two-door cream Rayburn and French doors, leading to an outdoor seating area.

Further rooms to the ground floor include the inner hall, cloakroom and utility. Completing the floor are the two formal reception rooms, the living room and the Snug. Both rooms enjoy open fires, with the living room featuring a log-burning stove inset into the inglenook, while the snug has fitted storage, making the room an ideal office space should the need arise. Upstairs, there are three wonderfully sized bedrooms on the first floor, two of which benefit from en suite shower rooms, and finally, there is a four-piece family bathroom, complete with a free standing bath and a double walk-in shower. The floor features two stairwells, with the first staircase providing access to a wonderful double room that typifies this wonderful home.

This room features exposed timbers, which continue up to the ridge line and show off the "A" frame of the home beautifully. To the head of the room, a door leads through to an additional room that is currently used as a study area, although it could be a formal dressing room or even an en suite shower room should the need arise.

The second stairwell leads to the final two double bedrooms, which share a cloakroom, and these rooms complete the internal accommodation of the main home.

























# Explore outside... WALDRON FARM

Stepping out of the main house and crossing over the driveway are the garage block and self-contained annex. The garaging comprises three garages, all with light and power, and a workshop space. There is also a wall-mounted electric charging point.

Above the garaging is the self-contained annex, accessible via an external staircase. The annex is a wonderful space and comprises an open-plan living, dining and kitchen space with a fully integrated kitchen, two double bedrooms, and a four-piece family bathroom.

Completing the property are the formal gardens, which are simply stunning. Predominantly laid out on lawns, there are two seating areas found close to the home. Within the garden is a children's tree house, a fine selection of mature and maturing shrubs and trees, and the backdrop is something to behold. Enclosed by fencing and hedging, the garden enjoys a high degree of privacy and is south-facing.

## SERVICES

- Mains water, mains electricity, private drainage system. Oil central heating (main home). LPG heating (annex).
- Council Tax Band: E (Forest of Dean Council)

## LOCATION

Flaxley is an attractive hamlet on the borders of the Forest of Dean, with Westbury on Severn shops, a primary school, and transport links approximately 2 miles away. More comprehensive facilities can be found in the surrounding cathedral cities of Gloucester and the Regency Spa town of Cheltenham. The property is in the heart of the countryside, with attractive walks and countryside views. Nearby is the attractive 18th-century Flaxley Church, with previous churches on the same site dating back to the 12th century.

There is excellent schooling at Dene Magna (3 Miles) and Gloucester College (13 Miles).

Set near the picturesque Royal Forest of Dean, one of the few remaining ancient forests in England, it covers twenty-seven thousand acres of countryside. Award-winning picnic sites, family cycle routes, and guided walks, as well as a huge selection of outdoor pursuits, are all just minutes away.

## KEY FEATURES

- A stunning six-bedroom former farmhouse, offering accommodation over three floors
- Beautifully presented, the home sits in formal gardens of circa one acre
- Enjoying a sensational backdrop over neighbouring paddocks and a lake
- The home further benefits from a self-contained two-bedroom annex, triple garage and workshop
- Internally, the home enjoys a wealth of character one would associate of a property of this age
- Ground floor enjoys living room, snug, open plan kitchen/dining/garden room and utility
- First floor enjoys three bedrooms, two of which are en suite and four-piece bathroom
- On the upper level are three further bedrooms and a cloakroom
- Annex offers open plan living/dining/kitchen, two double bedrooms and bathroom
- A property that must be viewed to appreciate all that is on offer

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav device: GL14 1JR. Upon entering the village, there is a turning signposted "Blaisdon". Follow the road and the property can be located on your right, as advertised by our For Sale sign.













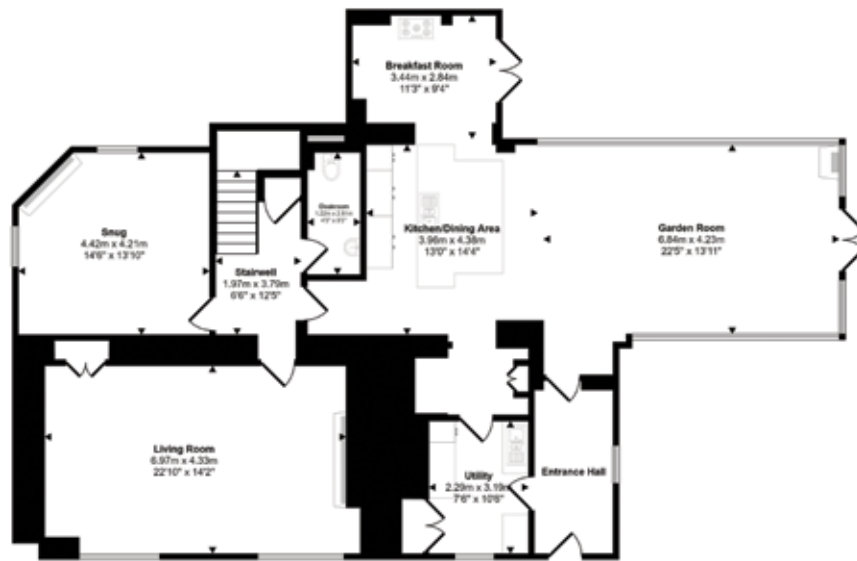












Ground Floor  
Approx 162 sq m / 1747 sq ft

□ Denotes head height below 1.9m



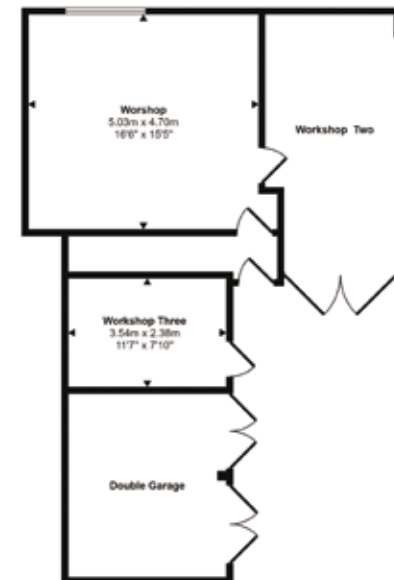
First Floor  
Approx 85 sq m / 914 sq ft



Second Floor  
Approx 25 sq m / 274 sq ft



Second Floor  
Approx 30 sq m / 327 sq ft



Outbuildings  
Approx 69 sq m / 743 sq ft



Annex  
Approx 76 sq m / 787 sq ft

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewksbury, GL20 8HP.





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