



**Elm House Gadfield Elms, Staunton GL19 3PA**

**£1,100,000**





## Elm House Gadfield Elms, Staunton GL19 3PA

- Substantial country home in a rural setting
- Grounds measuring in excess of five acres
- Formal gardens, woodland and a paddock
- Four bedroom home with additional three bedroom annex
- Combined living area approaching 4,000 sq ft
- No onward chain
- EPC - G20 Annex - D67
- Tax band G
- Freehold

**£1,100,000**

### Elm House

Elm House is believed to date back to the 1700's and the history of the country home is evident on first arrival, from the beautiful stone wall carvings, window casings to the decorative woodwork. The home offers an extensive 2600 sq. ft of living accommodation arranged over three floors.

Stepping inside, you arrive in the grand entrance hall which boasts exposed beams, traditional stone flooring and a beautiful open fireplace with brick hearth and oak mantle. From the entrance hall, access is gained to the ground floor accommodation to include the family kitchen, living room, study and formal dining room.

The kitchen is a lovely bright space with windows to two sides and doors leading out to the inner hall which gives access to the gardens and connects the main home to the barn. The kitchen benefits from ample storage space in a range of floor and eye

level units accompanied by integrated appliances to include an electric oven with four ring electric hob. There is further space for an undercounter fridge freezer and plumbing for a dishwasher. A pantry provides further storage space.

The extensive ground floor accommodation continues to the living room which gives access to a garden room where you can enjoy views over the grounds. The formal dining room which boasts an open fireplace and views over the gardens is the perfect space for family gatherings. Completing the ground floor accommodation is a private study which overlooks the front of the home.

Taking the decorative staircase to the first floor, you arrive at a spacious landing which leads to four double bedrooms and bathrooms. The master bedroom enjoys beautiful views over the rear garden and benefits from an en-suite bathroom. The further three bedrooms also enjoy delightful



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rural views through the charming sash windows.

Carrying on up the staircase to the third floor, you will find a further three attic rooms which offer endless possibilities for further bedroom space or hobby rooms.

### **The Barn**

This magnificent addition to the home is a book lovers' dream. Currently utilised as a home library, the barn is an exceptionally versatile space and would lend itself well to a variety of uses. The unique space boasts vaulted ceilings, a mezzanine level and floor to ceiling windows. This large and versatile space provides further rooms to the rear which are currently utilised as a workshop, utility room and freezer room.

### **Annex**

Converted from one of the original barns, the annex is ideal for multi-generational living, providing an additional 1,356 sq ft of living accommodation.

The annex consists of three spacious bedrooms on the ground floor with an ensuite to the master and a further wet room. The first floor comprises a contemporary, open-plan kitchen/living room which gives access to the balcony, providing a wonderful space to enjoy the beautiful gardens throughout the year.

### **Grounds**

The grounds of the home measures 5.36 acres in total and are split into formal

gardens, a paddock and woodland.

A sweeping driveway at the entrance of the home provides parking for multiple vehicles and access to the expansive garages. The driveway continues around the home, giving access to the paddock and leads round past the front lawn which has been used as a tennis court by the family and flanked by mature trees.

### **Formal Gardens**

The gardens are a delight and have been designed and nurtured by the current owners. In previous years, the gardens have been included in open garden schemes where local enthusiasts are invited to enjoy the space. Behind every corner is another interesting area to enjoy, from the expanses of lawn for children to run to the Mediterranean themed area with a Cypress tree lined avenue and pergolas. The gardens boast a huge variety of mature trees, shrubs and beds plus various patio and seating areas to relax.

### **Paddock and Woodlands**

Bordering the formal gardens is the woodland area where wildlife can flourish amongst the mature and sheltered wood. From the woodland there is gated access into the fenced paddock which gently slopes up and offers excellent grazing and the potential for equestrian use. At the top of the paddock are far reaching rural views over the surrounding countryside. The paddock forms an 'L' shape around the





woodland and slopes back down towards the driveway where there is a further gated access.

### Location

Staunton & Corse. The rural villages of Staunton and Corse are situated on the Gloucestershire border providing good travel links to both Gloucester, Newent, Tewkesbury and the M50. Benefiting from a public house, bakery, surgery, good bus service, and 'Ofsted' rated Staunton & Corse C of E primary school.

### Material Information

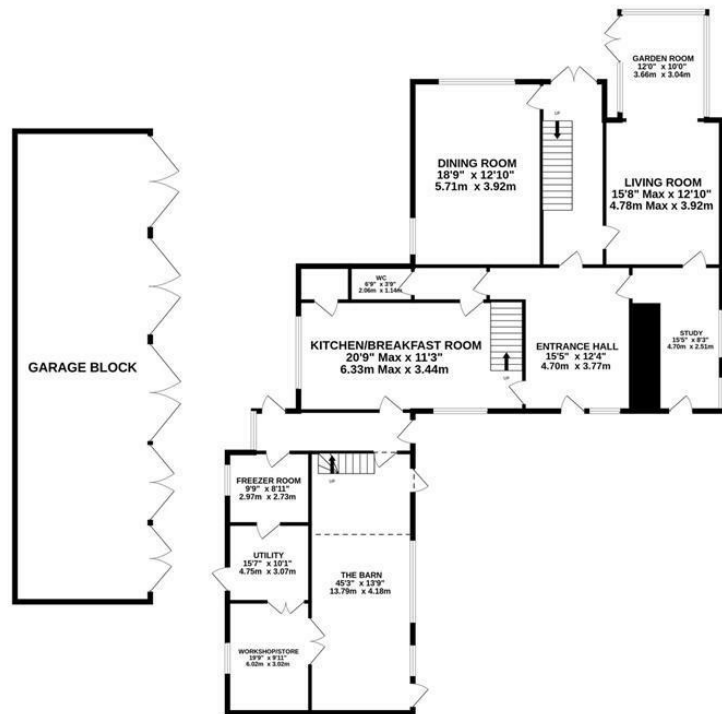
Tenure: Freehold  
Council tax band: G  
Local authority and rates: Forest of Dean district council £3,566.98 (2024/2025)  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Private drainage  
Heating: Electric  
Broadband speed: Basic 14 Mbps  
Satellite/Fibre : Sky, BT

Mobile phone coverage: EE, Vodaphone, O2, Three

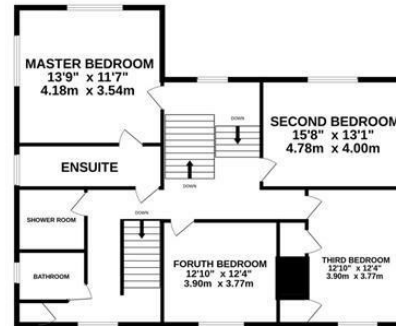




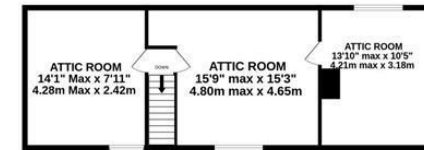
GROUND FLOOR



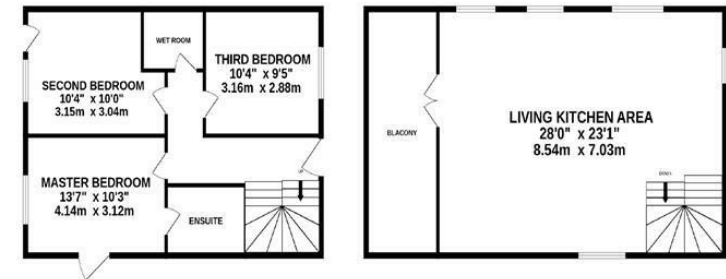
1ST FLOOR



2ND FLOOR



ANNEX



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