



The Barns
The Haie | Newnham | Gloucestershire | GL14 1HW





STEP INSIDE

The Barns

- Cherry tree-lined driveway and gated entrance
- Seven bedrooms, five bathrooms, and three reception rooms
- Grand entrance hall and library
- Mark Wilkinson bespoke kitchen, office, and bedroom furniture
- 2.5 acres of land, including gardens, paddocks, and a tennis court
- Private location with generous off-road parking and a triple garage
- Offered with no onward chain

Step Inside

Sympathetically renovated to blend modern luxury with its historic origins, this stunning home retains character features as a nod to its past. A practical entrance porch provides ample space for guests to leave coats and shoes before entering the grand entrance hall and library. This vast, central space, with its vaulted ceiling and elegant staircase, ensures a seamless flow throughout the home. A Lutron lighting system, a state-of-the-art luxury whole-home lighting solution, has been installed. Just off the entrance hall is a home office with bespoke fitted furniture by Mark Wilkinson, as well as a cloakroom.

A banquet hall, perfect for formal dining, features a magnificent fireplace and French doors opening onto a terrace. On the opposite side, a beautiful conservatory offers garden views.

The Mark Wilkinson kitchen is the jewel of the ground floor, blending elegance with functionality. A curved central island, complete with a pot rack above and subtle low-level lighting below, is complemented by floor-to-ceiling cabinetry, including a full larder pantry and integrated appliances. Just off the kitchen, a superb utility room offers ample space to double as a second boot room—perfect for everyday use, from muddy boots and pets to unloading shopping—while keeping the main entrance pristine for guests.”

Featuring a striking stone fireplace with a wood-burning stove the main sitting room is a bright, generously sized space. Bi-fold doors open onto the garden, creating a seamless indoor-outdoor connection.

A substantial two-storey extension has been added, allowing this property to function as both a spacious family home and a multi-generational living space. Two ground-floor en-suite bedrooms provide an ideal arrangement for dependant relatives or could be repurposed as additional home offices or reception rooms.

Upstairs, there are five further bedrooms, two with en-suites, alongside a family bathroom. The principal bedroom features bespoke Mark Wilkinson fitted furniture.



SELLER INSIGHT

“The Barns offered everything I was searching for but hadn't found elsewhere. Moving here with my five children in September 2018, I fell in love with its spaciousness and character. The rooms are huge – perfect for family life – and I could seat 12 around the dining table with room to spare, making it ideal for large gatherings and dinner parties,” says the owner of this stunning country home.

Converted in 1985 from the old station house, it retains charming, curved doorways where horse and carts once passed through. “The grand entrance features oak beams, a Juliet staircase, and high ceilings, adding to its character. The property is finished to a high standard, with a Lutron light system for zoned lighting and dimming and a fully fitted Mark Wilkinson kitchen. It also boasts underfloor heating throughout, an open fire in the lounge, and a log burner in the dining room, blending traditional features with modern touches.”

Set in 2.6 acres, this sizable home is a private and idyllic haven. “When I moved into the property, the garden was a blank canvas – no colour, just grass. I've spent a lot of time and money fencing off the driveway and dog-proofing it, as well as adding colour and fragrance to the gardens. I've created different areas to explore and unwind in, with shaded spots so you can enjoy the sun without being in direct heat. I've always loved roses, and I hope whoever buys my house will enjoy them as much as I have,” says the owner. “The gardens are filled with cherry, plum, apple, and pear trees – last year's plum and chili jam was a big hit!”

While The Barns is quiet, private, and overlooks fields and forests with spectacular views, it's only 1.5 miles off the main road. “It's just two miles from Newnham village, which has a local shop, post office, hairdresser, restaurants, café, and pubs, as well as being close to forest walks, Go Ape, Puzzlewood, and Chepstow.” A large play park, primary school, and local bus routes are accessible from the bus stop at the end of the private road, making it very convenient for a rural home.

“The Barns has a real family feel, with warmth and character, making it perfect for either multi-generational living or an au pair. I worked from home for many years, and the office is just perfect for shutting yourself away.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

The Barns

Step Outside

The property is off the beaten track and accessed via a country track approximately 1.5 miles long, which in turn leads to a gated entrance. A cherry tree-lined driveway then brings you to a large parking area and turning circle. There is a double garage, a third garage, and a store, along with an undercover recreational area. With further investment, the garages could be converted into a separate annexe (subject to planning), benefiting from its own entrance.

The gardens and grounds are both tranquil and beautifully maintained, featuring an abundance of fruiting trees and blooming flowers, including David Austin roses. There is a wildlife pond with a seating area, as well as a raised deck overlooking neighbouring fields—an idyllic spot for watching deer and birdlife. A tennis court provides an active outlet, while two paddocks offer further space, one with a bluebell woodland border and the other currently used as a pony paddock. A woodstore is discreetly tucked away.

For those who enjoy walking, a public footpath runs just outside the property's boundaries, offering scenic walks straight from the doorstep.

Location and situation

Set on the banks of the River Severn, Newnham-on-Severn is a picturesque village with a strong sense of community and a rich history. The village provides a range of amenities, including a post office, doctor's surgery, village store, and a welcoming pub. Families will appreciate the excellent educational options, with well-regarded independent and grammar schools in Gloucester, Cheltenham, and Chepstow.

Newnham enjoys excellent transport links, with mainline railway stations at Gloucester (12 miles) and Cheltenham (20 miles), offering direct services to London, Bristol, and Birmingham. The M5 motorway is within easy reach, making Bristol (40 miles) and Birmingham (60 miles) accessible for commuters. Chepstow (25 miles) provides an additional gateway to South Wales and the M48 motorway, connecting to the M4 corridor.

Surrounded by the breathtaking landscapes of the Forest of Dean, the area is a haven for outdoor enthusiasts. There are miles of walking and cycling trails, as well as opportunities for kayaking and paddleboarding on the River Wye. Golfers are well catered for, with courses at Forest Hills, Ross-on-Wye, Gloucester, and Chepstow. The historic market town of Ross-on-Wye (10 miles) offers independent shops and eateries, while Monmouth (16 miles) is renowned for its prestigious schools and cultural heritage.

Agents Note

A monthly charge of £15 is payable by all residents using the private road. This covers maintenance and upkeep of the track.

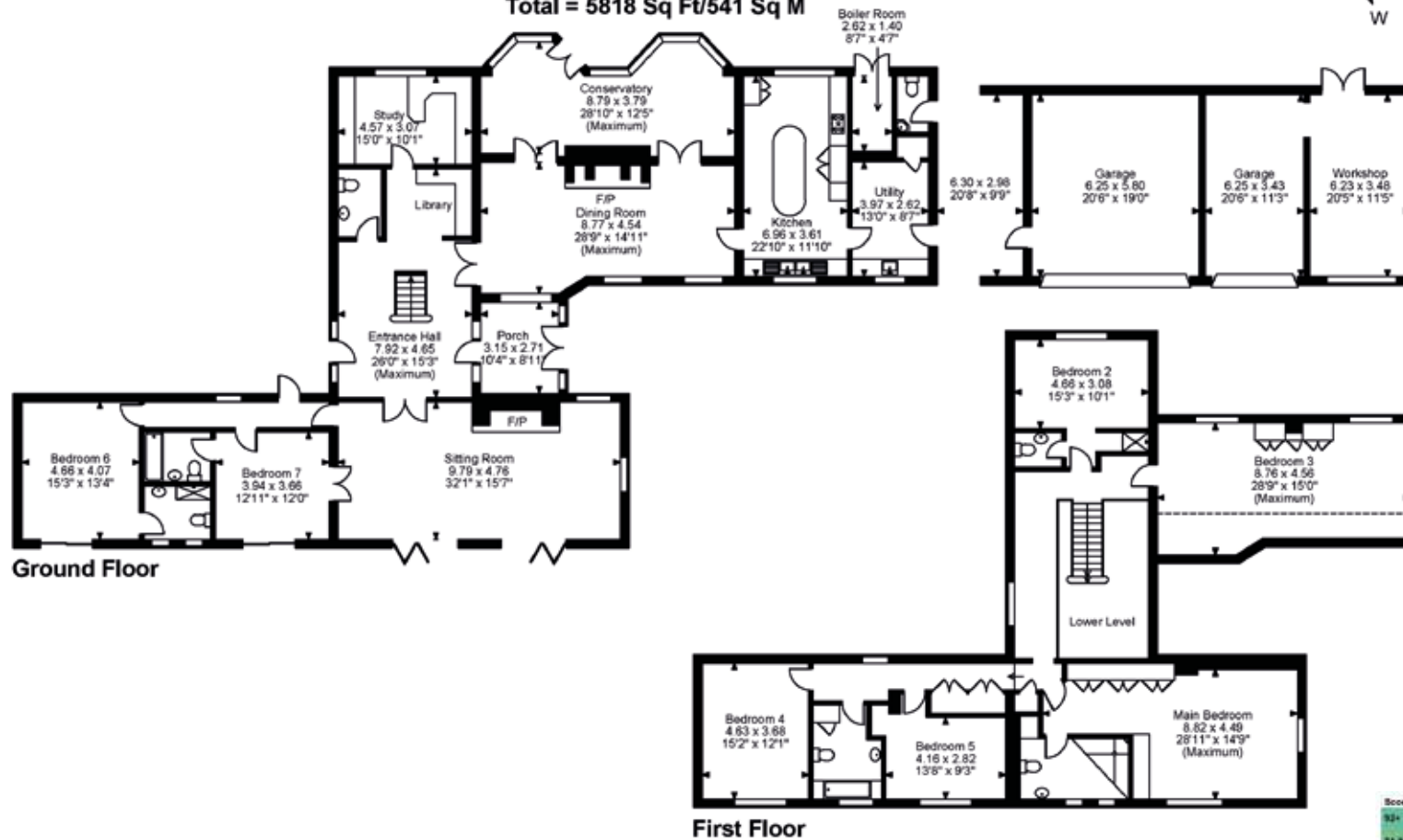
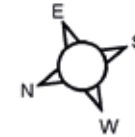
Directions

W3W: ferrying.tripods.price





The Barns, The Hale, Newnham
Approximate Gross Internal Area
Main House = 4657 Sq Ft/433 Sq M
Garages & Workshop = 889 Sq Ft/83 Sq M
Boiler Room = 272 Sq Ft/25 Sq M
Total = 5818 Sq Ft/541 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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