



The Coach House  
Clifford Manor | Judges Lane | Newent | Gloucestershire | GL18 1JY



# STEP INSIDE

## The Coach House

Once part of the historic Clifford Manor, this beautifully presented Cotswold stone coach house, dating back to 1880, is steeped in character and charm—offering 4/5 bedrooms, 4 reception rooms, and over half an acre of stunning gardens with a level lawn and orchard, all just a short stroll from the local pub.

### Location and situation

Glasshouse is a peaceful rural hamlet nestled just a few miles from the market town of Newent, surrounded by rolling countryside and ancient woodland. The area is renowned for its natural beauty, with easy access to the nearby Forest of Dean and the Wye Valley—both designated Areas of Outstanding Natural Beauty offering endless opportunities for walking, cycling and outdoor adventure. A short stroll from the heart of Glasshouse brings you to the friendly and characterful Glasshouse Inn, a well-loved country pub that's popular with locals and walkers alike, serving hearty food and showcasing local ales.

Just up the road, May Hill Village Hall plays a vital role in community life—a thriving hub of activity that hosts everything from social events to local clubs and classes. It's a fantastic resource for the area and a testament to the village's warm and welcoming spirit. You can find out more at [www.mayhillvillagehall.co.uk](http://www.mayhillvillagehall.co.uk).

The area is also well-regarded for its educational options. Newent Community School serves the town and surrounding villages, while families have access to a range of respected independent and grammar schools. These include the highly regarded Haberdashers' Schools in Monmouth, the grammar schools in Gloucester—including Sir Thomas Rich's, The Crypt, and Denmark Road—as well as independent options such as King's School Gloucester and Dean Close in Cheltenham. For those with a love of the outdoors, there are numerous golf courses nearby including Ross-on-Wye, South Herefordshire, and Brickhampton Court.

Despite its tranquil setting, Glasshouse is surprisingly well connected. The B4221 links quickly to the M50 at Junction 3, providing fast access to Gloucester, Cheltenham and the wider Cotswolds, as well as linking seamlessly to the M5 for journeys to Bristol, Birmingham and beyond. The A40 and A48 routes also open up direct travel across the Severn to South Wales. This is a region rich in rural charm, with a growing reputation for food and drink—several award-winning vineyards, including Three Choirs, are within easy reach, offering tastings, tours and dining experiences set amongst the vines.

### Step Inside

Built around 1880, The Coach House was once part of Cliffords Manor, with the estate divided during the 1960s. Rich in history, the property is steeped in local legend, said to be linked to Eastnor Castle through Lord Somers V. Banished from Eastnor, he is believed to have built the original manor house and tower here in an ambitious attempt to recreate the splendour of Eastnor Castle, all within this particularly beautiful corner of the Gloucestershire countryside.

Step through into the entrance hall, where a glazed door frames a view of the garden room beyond. A useful cloakroom lies just off the hallway, along with doors leading to the principal reception rooms.

The sitting room is both grand and inviting, filled with period charm – from polished parquet flooring and elegant wall panelling to a handsome stone fireplace housing a multi-fuel stove. High ceilings and picture rails add further character, while French doors open directly onto the courtyard, enhancing the connection between inside and out.

The kitchen is beautifully presented, with cabinetry wrapping around a central space ideal for a farmhouse-style table. There's an integrated fridge-freezer and dishwasher, space for a Range-style cooker, and high ceilings that accommodate a traditional Victorian drying rack. Just across the hallway, the formal dining room – complete with wood-burning stove – provides the perfect setting for family meals or entertaining.

The former integral garage has been thoughtfully converted into a stunning, light-filled reception room, featuring a low-set window with seat. Currently used as a hobby room, it offers great versatility and could easily serve as a sitting room, music room, or ground-floor bedroom. With wall-to-wall storage and a lovely garden view, it's a wonderfully adaptable space. The original coach doors remain in situ and can be opened during the warmer months to connect the room with the courtyard.

A sunny garden room, with underfloor heating, completes the ground floor, beautifully bridging the interior and the garden.

Upstairs, five individual rooms each offer their own unique charm – whether it be an en suite shower room, a concealed wash hand basin, a striking freestanding bath, or two interconnecting rooms that would make an ideal suite. A well-appointed main shower room with underfloor heating provides practicality and comfort for the whole household.

















# STEP OUTSIDE

## The Coach House

### Step Outside

Outside, a cobbled courtyard provides parking for several vehicles and sets the scene beautifully with its vibrant, well-established planting — including a striking palm tree that lends a distinct Mediterranean feel. It's a delightful and memorable welcome that hints at the character found throughout the property.

To the rear, the garden extends to just over half an acre, with the majority laid to a well-manicured level lawn and features a picturesque orchard with fruiting apple, plum, walnut, pear, and mulberry trees, alongside mature specimens such as Copper Beech and Magnolia. A lovely greenhouse invites leisurely pottering and offers the perfect space for growing vegetables and nurturing plants. Scattered throughout are unique elements salvaged from the neighbouring manor house, offering a fascinating glimpse into the property's storied past — from a "God Save The King" sign etched into the wall, to the original fireplace mantel, now cleverly transformed into a charming garden seat. A barbecue hut, available by separate negotiation, adds to the garden's appeal as a place for entertaining and relaxation.

At the far end of the garden, a second gated entrance provides access to additional parking as well as three garages — one belonging to The Coach House - a double garage with an electric up and over door, and the others to the neighbouring manor house. While the driveway itself is owned by The Coach House, a right of access is granted to the neighbouring properties for use of their respective garages.

### Directions

W3W: ants.ladders.respected



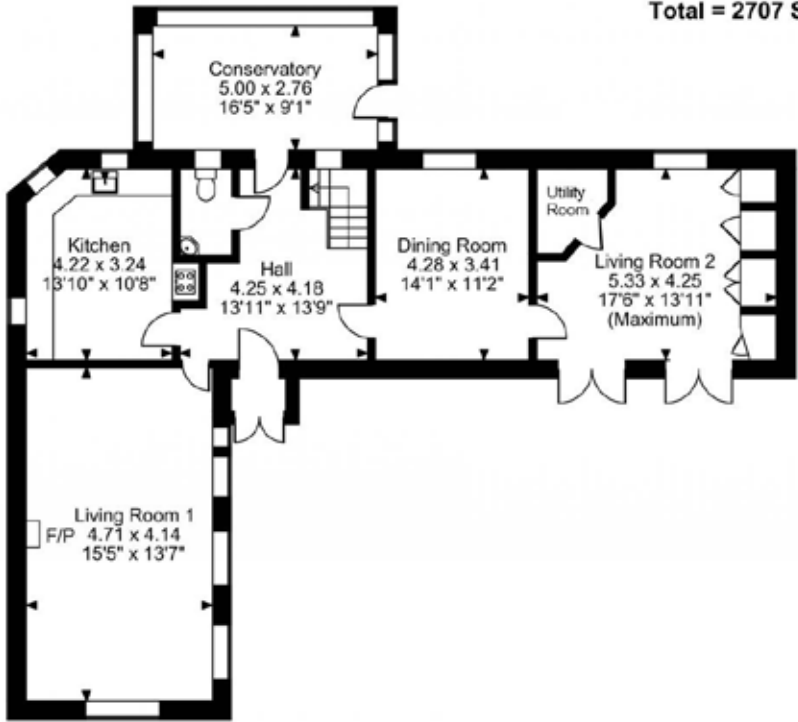
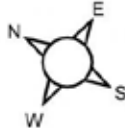
The Coach House Clifford Manor, Judges Lane, Newent

Approximate Gross Internal Area

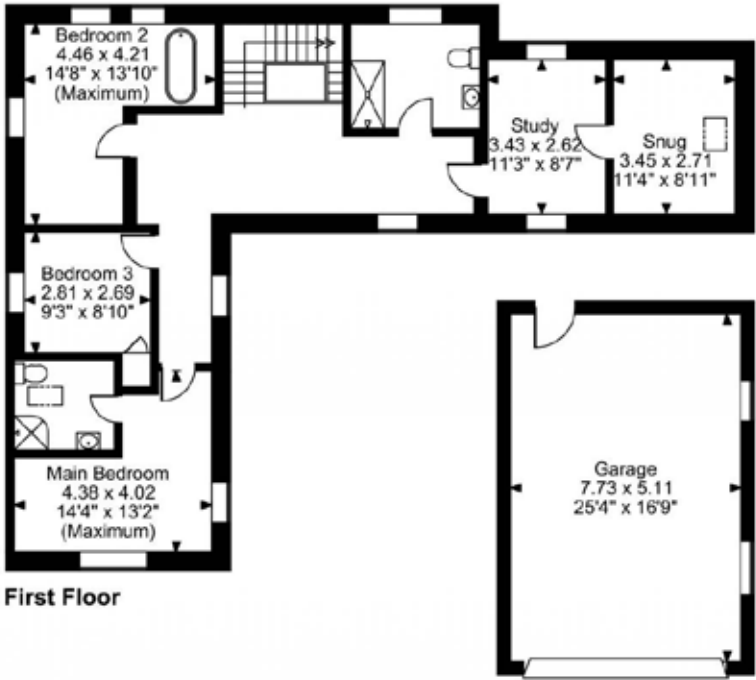
Main House = 2282 Sq Ft/212 Sq M

Garage = 425 Sq Ft/40 Sq M

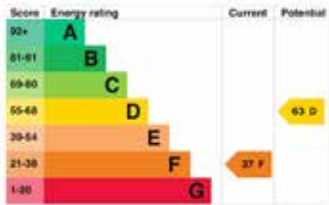
Total = 2707 Sq Ft/252 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Council Tax Band: F  
Tenure: Freehold

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