



The Rowans  
Chaxhill | Westbury-on-Severn | Gloucestershire | GL14 1QP

# INTRODUCTION

## The Rowans

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A handsome Georgian residence arranged over three floors, offering generous living space. Highlights include a stunning kitchen and family room centred around an impressive fireplace, and six versatile reception rooms, including a mezzanine study. The property also features an attached two-bedroom annexe with its own garden, and grounds approaching an acre with landscaped gardens and a thriving orchard. A garage and three stables provide further flexibility.

### Key Features

- A beautiful extended 4-bedroom Georgian residence over three floors.
- An attached 2-bedroom annexe and its own garden area.
- Stunning light-filled kitchen and family room with an impressive fireplace.
- Six generous reception rooms, including a mezzanine study.
- Approaching an acre of landscaped gardens, including a thriving orchard.
- A garage and three stables, offering versatile space.
- Close to the A48, with links west to Chepstow, Bristol, Cardiff, and east to Gloucester and Cheltenham.

### Location and situation

Chaxhill is a small and friendly village on the A48, characterised by a mix of 18th- and 19th-century farmhouses and cottages. Local amenities include a service station with a shop and the Severn & Wye Smokery, home to a high-quality deli, fishmonger, café, and restaurant. The nearby village of Westbury-on-Severn offers a strong sense of community, centred around its landmark church, The Lyon Inn, dentist and primary school, as well as access to the historic Westbury Court Gardens.

Families are well served by local schooling, with Walmore Hill Primary School within walking distance, and Dean Magna in Mitcheldean providing respected middle-tier education. Gloucester's grammar schools and comprehensive schools in the wider area offer further choice. The location benefits from excellent transport links via the A48, giving easy access to Gloucester, Cheltenham, and Bristol, with Gloucester Train Station just over 8 miles away providing mainline connections to London.

The Forest of Dean generally offers a captivating mix of ancient woodlands, rolling hills, and scenic riversides, offering abundant outdoor and cultural attractions. Residents can enjoy walking and cycling trails, including the famous Sculpture Trail, explore the historic Dean Heritage Centre, or wander through Puzzlewood, a woodland that has inspired films and TV. Art and craft lovers can visit Taurus Crafts, swimmers can enjoy Bathurst Pool, and wildlife enthusiasts can spot deer and birds. Charming villages, local pubs, and seasonal events add to the Forest's vibrant and welcoming atmosphere.

### Step Inside

The Rowans is a stunning Georgian home, brimming with period charm and modern versatility. Once a dairy farm, it now offers high ceilings, fireplaces, flagstone and wood flooring, modern sash windows, and exquisite period details, while providing ample space for contemporary living. The property could effortlessly accommodate multiple office spaces, a gym, library, games room, or artist and therapy studios, the possibilities are endless.

The grand entrance impresses immediately with soaring ceilings and archways leading to the main staircase and rear of the house. To the left, the drawing room features elegant arched recesses and fitted bookcases flanking a beautiful Bath Stone fireplace.

Along the hallway, a further reception room, decorated in Sulking Room Pink, features a window to the front aspect. During renovation, a unique window was discovered within the wall, now a striking permanent feature looking through to the kitchen.

The kitchen, fitted in 2020 and painted in Urbane Grey, is stylish and functional, with space for a Range-style cooker (not included) and Königstone worksurfaces complementing the cupboards. Views extend across the rear garden, while behind the breakfast bar, a cosy family seating area sits in front of a fireplace with a wood-burning stove on a brick hearth.

At the heart of the home is a highly practical space doubling as a boot room and bar, offering storage for coats, shoes, and even the wet dog. A hatch at the front transforms the area into a bar, perfect for entertaining and showcases just how well this clever space works. Opposite is a utility cupboard housing the boiler. Adjacent to the utility cupboard is a ground floor shower room.

The former farmyard barn has been transformed into a spectacular formal dining and entertaining room, complete with vaulted ceiling, wood-burning stove, and an original arched window. Steps in the far corner lead to a mezzanine level, currently an office, but adaptable to suit a wide range of uses.

The dining room opens into the magnificent oak-framed garden room, which boasts a curved glass window framing the front lawn and walled garden. A stone staircase with bespoke cast iron railings leads down to the lower ground floor, where a vast former dairy has been converted into a state-of-the-art family room. Natural light floods through a window at the far end, overlooking the original stone external steps. This highly versatile space has served as a photography studio, office, games room, and could easily become a yoga or dance studio, cinema room, gym, therapy rooms, or art studio, the possibilities are endless. Accessible from both the garden room and rear hallway, it is seamlessly connected to the rest of the house.

Upstairs, a Velux-style window floods the first-floor landing with light, leading to three double bedrooms, each featuring period details, and a fourth bedroom currently used as a dressing room. The family bathroom offers a modern suite, while stunning views stretch across the gardens and neighbouring countryside.

### Laurel Cottage

The Annexe, affectionately known as Laurel Cottage, is self-contained and offers a cosy sitting room with its own wood-burning stove, a kitchen fitted with cream units and integrated appliances, and a ground-floor bathroom with a white suite. Upstairs, there are two bedrooms, one enjoying a front-aspect view and the other boasting delightful distant views across the countryside. Laurel Cottage also benefits from its own garden to the rear.









# SELLER INSIGHT

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*I was immediately captivated by The Rowans and its charming exterior and knew it was to be the family home I had been searching for. It was also an exciting renovation project and within commuting distance from Bristol for work."*

*"The house and the two bed annexe were in need of some care and attention and I have sympathetically upgraded them throughout. Work included plastering all rooms, rewiring, relaying floors, modernising the kitchen and bathroom and opening two original, bricked up, fireplaces. The real developments were the conversion of the small adjoining barn into the dining room, a fabulous sunroom and the creation of a massive, waterproofed and heated basement room."*

*"I love all the rooms, but am very proud of the stunning, curved, oak framed sunroom; that is always flooded with light and has pretty views to the garden: it is the ideal spot to settle and relax with a cup of tea or a glass of wine. The kitchen is where we spend most of our time and perfect for the passionate cook but also the place for family kitchen meals, plus the welcoming snug corner with a large sofa and wood burner for times when you want to relax with a coffee. Upstairs two bedrooms have large dormer windows where you look across the countryside to the Malverns and May Hill. Each room has a delightful mix of warmth, comfort and sophistication."*

*"The Rowans is a hospitable home where our guests can appreciate the elegance of the dining room, the warm and cosy sitting room with its huge fireplace and intriguing, original window that looks through to the kitchen; whilst the basement is the perfect games and party room. There have been many happy events when friends and family gathered in the house and garden."*

*"The wildlife garden is a glorious celebration of nature, with a twenty-eight tree orchard, and mature, colourful borders. It is a haven for wildlife with sightings of hedgehogs, rabbits, woodpeckers, jays and buzzards. In the back garden there are the remains of a Roman-era forge and well, hinting at the site's ancient past. Separately, in the front garden a charming wisteria-covered walkway welcomes you, and in summer becomes a magical tunnel, the perfect setting for alfresco meals. The garden really has become an outside living room, enjoyed many summers as a haven of peace and natural beauty."*

*"We are so lucky to be just a few minutes' walk to the local garage and grocery store, or to the Severn and Wye Smokery with its food hall, coffee shop, restaurant and fishmonger. Westbury on Severn and Newnham on Severn are very short drives, and Gloucester is just over eight miles away, surrounded by the beautiful Severn Valley and Malvern Hills."*

*"The house has given me twenty-one happy years but is now too big and the time has come to downsize. The Rowans can now welcome another family to take over and look after it for the next twenty years."\**

\* 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 Rowans

Accessed via a driveway that leads around to the rear, the property offers ample parking for several vehicles and direct access to a garage attached to the main house. Opposite the garage are three stables and a wood shed. The rear gardens are thoughtfully designed to attract birds and wildlife, featuring a rich variety of herbs, plants, and flowers, including lavender, daisies, wisteria, bay trees, and jasmine. A particularly striking feature is the remains of an old Roman forge, complete with its original well, providing a charming setting for summer dining and entertaining. Beyond the forge lies an orchard, carefully protected for its rare Gloucestershire tree varieties, comprising around 28 trees, including plum, Chaxhill Red, and cooking apples.

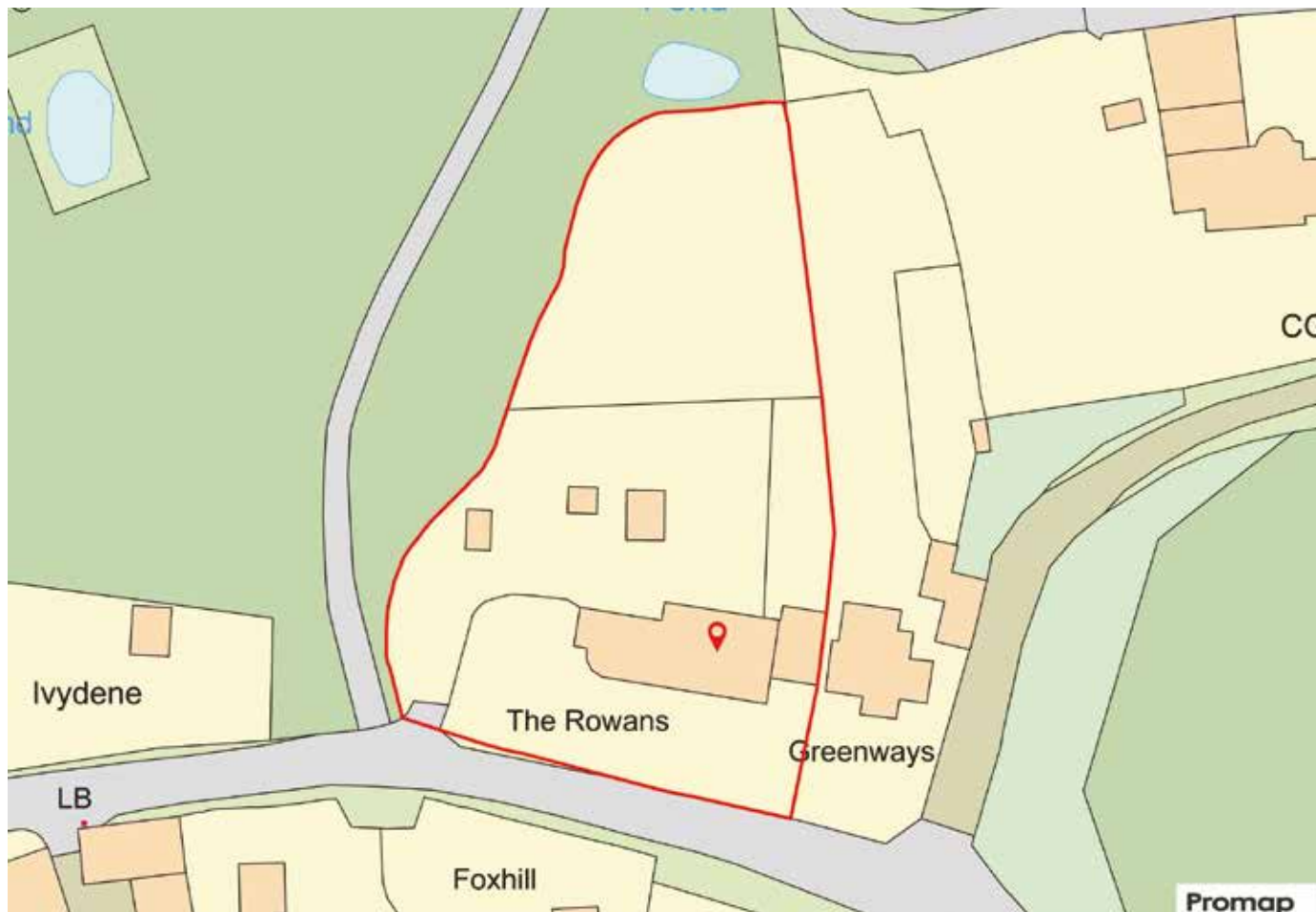
The partly walled front garden features lush lawns with rowan, plum, and cherry trees, alongside a miniature English oak and eucalyptus. Both front and rear gardens offer wonderful spaces to enjoy the sun throughout the day, making them perfect for relaxation and outdoor living.

### Directions

W3W: winemaker.undivided.adopt









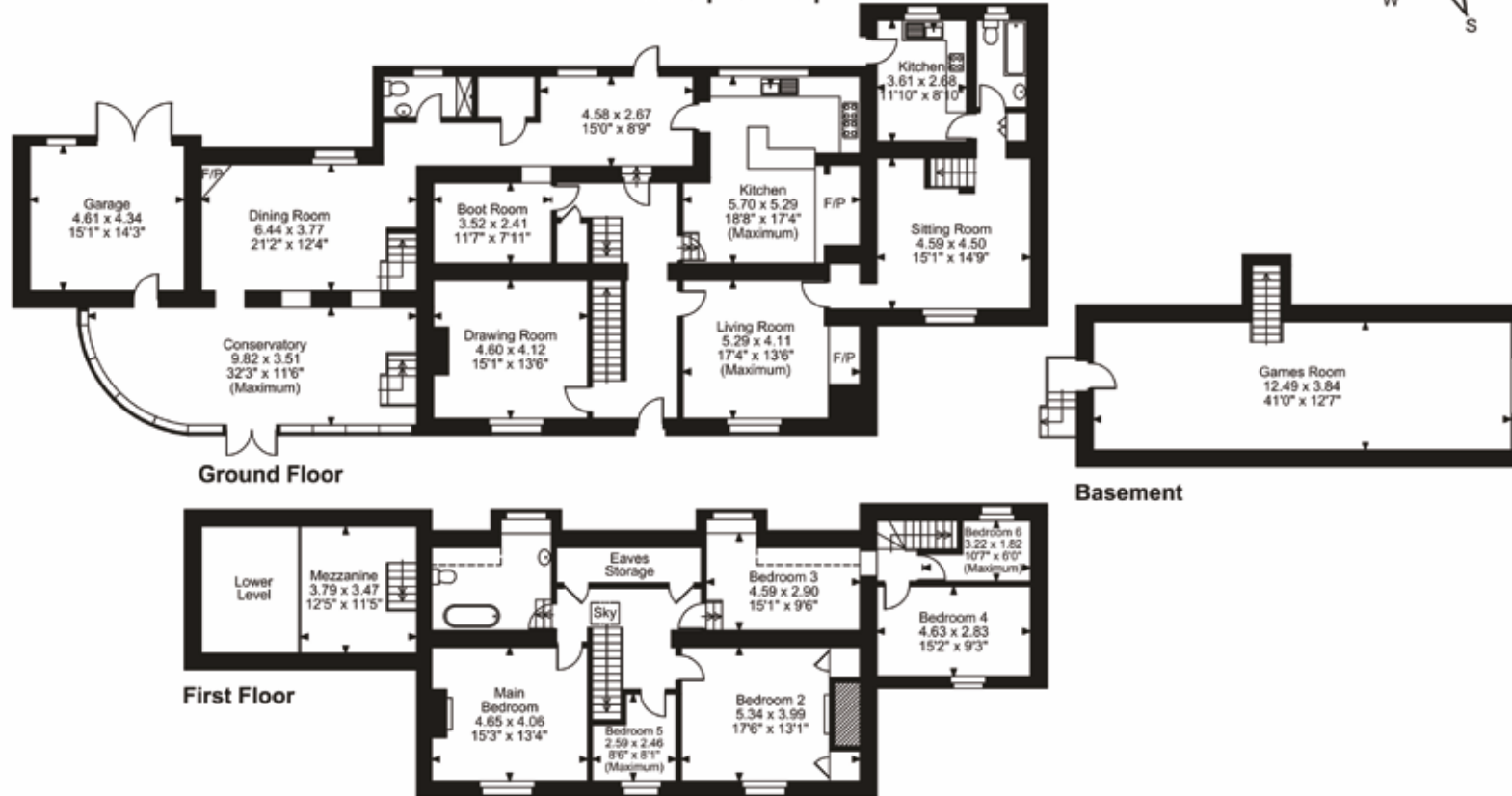
# The Rowans, Chaxhill, Westbury-on-Severn

Approximate Gross Internal Area

Main House = 4351 Sq Ft/404 Sq M

Garage = 215 Sq Ft/20 Sq M

Total = 4566 Sq Ft/424 Sq M



Ground Floor

Basement

First Floor

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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Council Tax Band: G  
Tenure: Freehold



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