

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN ATTRACTIVE THREE BEDROOM DETACHED HOUSE WITH A RANGE OF OUTBUILDINGS AND STABLES SET IN APPROX. 5.6 ACRES OF PASTURELAND WITH FAR REACHING VIEWS. EASY ACCESS OF WELL REGARDED RED MARLEY AND FAST COMMUNICATION LINKS. EPC E**

## Tomoland – Guide Price £735,000

Chapel Lane, Redmarley, Gloucester, Gloucestershire, GL19 3JF

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# Tomoland

## Location & Description

Redmarley is a sought after village approximately 7 miles from the market town of Ledbury, approximately 12 miles from the city of Gloucester and approximately 16 miles from Cheltenham. Within the village there is a church, village hall, Redmarley Primary Academy school, tennis and cricket club, and nearby the Rose & Crown public house. There are school buses to John Masefield, Ledbury and Newent Community secondary schools and a shop/post office 3 miles away at Bromsberrow Heath. The nearby town of Ledbury is easily accessible and has an excellent range of facilities including a main line railway station with trains to Hereford, Worcester, Birmingham, London Paddington and Oxford. The M50 motorway is 1 mile distant bringing Birmingham airport, the Midlands, South Wales and the South West within each reach.

## Property Description

Situated in an idyllic rural location with views across rolling countryside, Tomoland is of attractive brick construction under a pitched slate roof and set in approx. 5.6 acres of pastureland.

The current owners have completed some renovations on the house to create an attractive open plan kitchen living room with oil fired Aga, exposed timbers and beams and tiled floor. Adjacent to the kitchen is a most useful utility area with separate cloaks and w.c. Accessed from the central hallway is a UPVC conservatory with double opening French doors giving access into the gardens and views across the property's adjacent paddocks.

To the ground floor is the 12' living room with a feature fireplace and inset wood burning stove. Windows to the front elevation make this a light and welcoming room and again provide views across the paddocks.

To the first floor and accessed via the attractive staircase with wrought iron balustrade are three bedrooms, the two larger bedrooms accessed from the upper landing with the smaller bedroom being situated on the lower landing together with the recently refitted bathroom.

Opposite the house is a substantial and most useful brick building currently used as stables with the upper floor accessed via external steps being used as an office. Alongside is a further storage area together with a large open fronted metal framed barn, ideal for hay storage or machinery. Positioned nearby is a steel framed barn with roller doors to both ends with lighting and electric.

The three fenced paddocks are adjacent to the property and can be accessed either directly from the quiet lane or from the property itself and extend to approx. 5 acres. The surrounding area provides fabulous riding out, ideal for anyone looking for an equestrian property.

For those concerned with strategic location Tomoland is less than a mile from the A417 giving direct access to the M50/M5 motorways. Gloucester, Ledbury and Cheltenham are close by providing a wide selection of shops, restaurants and entertainment facilities, and London Paddington can be reached in less than 2 hours.

Situated close to the Herefordshire, Gloucestershire border is the historic and well regarded village of Red Marley. The village dates from pre Norman times when it was a battlefield during the Civil War. Within the village is a popular primary school, St Bartholomews Church, an active village hall together with a pub. Nearby is the market town of Ledbury with a wider range of facilities, whilst the





Cathedral city of Gloucester is within easy access, as are Malvern and Cheltenham which offer exceptional schooling options.

**Utility Room 5.45m (17ft 7in) x 1.91m (6ft 2in)**

Entrance door opens into a most useful utility area with access to a cloaks and w.c. Windows overlooking driveway.

**Kitchen 5.19m (16ft 9in) x 2.35m (7ft 7in)**

A light and welcoming space with windows to three elevations. Fitted with a range of Shaker style floor and wall mounted units, Aga and sperate cooker. Tiled flooring and steps leading to

**Dining Room 4.08m (13ft 2in) x 3.72m (12ft)**

Attractive room with window overlooking the garden and paddocks beyond. Feature brick fireplace with wooden mantelpiece and open fire. Wood flooring.

**Sitting Room 3.87m (12ft 6in) x 3.72m (12ft)**

Attractive room with feature fireplace and inset wood burning stove. Window overlooking garden and paddocks. Wooden flooring. Steps leading to

**Snug 4.73m (15ft 3in) x 2.35m (7ft 7in)**

A further light room with windows to two elevations. Wooden flooring.

**Hallway**

A central hallway with attractive staircase giving access to the first floor and access to the conservatory. Tiled flooring.

**Conservatory 3.38m (10ft 11in) x 2.68m (8ft 8in)**

Part walled UPVC conservatory with double doors opening to the gardens beyond.

**Bedroom One 4.13m (13ft 4in) x 3.75m (12ft 1in)**

Window to front elevation with far reaching views across paddocks. Wooden flooring.

**Bedroom Two 3.95m (12ft 9in) x 3.66m (11ft 10in)**

Window to front elevation with far reaching views. Built in wardrobes. Wooden flooring.

**Bedroom Three 3.95m (12ft 9in) x 2.30m (7ft 5in)**

Window to side elevation. Wooden flooring.

**Family Bathroom**

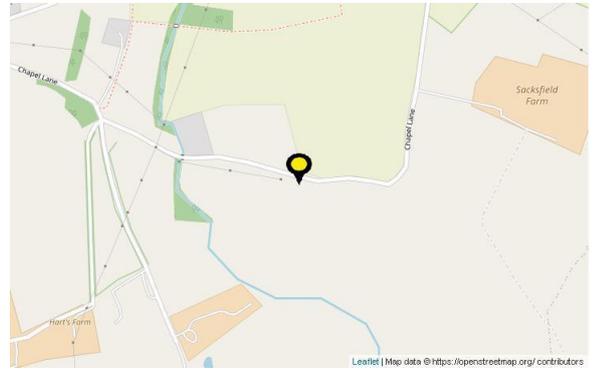
Recently refitted to provide an impressive family bathroom with white suite comprising bath with shower over, low level w.c. and vanity unit with wash hand basin. Beams to ceiling. Window to rear elevation.

**Outside**

Entrance gate giving access to a large area of parking. A detached brick building with office space over, connected to a number of stables and open fronted barn suitable for storage of vehicles or hay. Further large 38' metal barn, ideal for storage or for addition of stabling. Gates give access to the paddocks which have water and provide access directly to the adjacent quiet lane, ideal for hacking out.

## Directions

From the M50 leave at Junction 2 taking the A417 towards Gloucester. After approx 2.5 miles turn right into Haw Cross Lane and then take the first left into Chapel Lane where Tomoland will be found on the left hand side.



## Services

We have been advised that mains water and electricity are connected. Private drainage. Oil central heating. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

## Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E.



Total area: approx. 142.1 sq. metres (1529.3 sq. feet)

### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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