

An aerial photograph of a rural property. In the center, there is a riding school with a large sandy arena and a U-shaped barn. To the right of the barn is a two-story house with a tiled roof. The property is surrounded by large green fields and a road runs along the bottom and left sides. A dark red banner is at the top right, and a white banner with text is at the bottom.

Andrew Grant
PRESTIGE & COUNTRY

Hollow Mead

Staunton, GL19 3NT



Hollow Mead

Malvern Road, Staunton, GL19 3NT

3 Bedrooms 1 Bathrooms 2 Reception Rooms 7.4 Acres

“A well-equipped equestrian property with extensive stabling, full-size manège and over seven acres, enjoying views towards the Malvern Hills...”

Scott Richardson Brown CEO

- Detached bungalow with new oil boiler and tank, new barn, stables, manège and over seven acres of pasture, with new fencing throughout.
- Sociable kitchen, breakfast room and snug with French doors to the garden.
- Living room with wood-burner and formal dining room, both overlooking the gardens.
- Three double bedrooms with built-in storage and countryside views.
- Expansive lawned gardens, mature willow tree and patio for outdoor dining.
- Gated drive with gravelled parking and turning for vehicles, caravans or horseboxes.
- Rural Staunton setting near Hartpury College with good access to Gloucester and Cheltenham.



1242 sq ft (115.4 sq m)



The kitchen and breakfast room

Forming the sociable heart of the home, the L-shaped kitchen/breakfast room combines cooking, dining and a snug seating area. Sleek white cabinets with wooden worktops, a range cooker and turquoise brick-tile splashbacks are arranged around a large window framing the paddocks. French doors open to the garden, while a glazed door leads to the utility, cloakroom and rear porch.



The dining room

Designed for relaxed dinners or family celebrations, the separate dining room enjoys a tranquil garden aspect through a broad window. An internal window looks through to the kitchen and sliding glazed doors link to the living room, creating an easy flow between the principal reception spaces.



The living room

A generous living room provides a cosy retreat at the front of the bungalow. A wood-burning stove on a slate hearth forms the focal point, while dual-aspect windows bathe the room in natural light and frame views over the garden. Glazed sliding doors connect directly to the dining room.





The utility and cloakroom

Off the kitchen, the utility room is equipped with a stainless steel sink, work surface and appliance space, with a glazed door opening to the rear porch for muddy boots. A smart cloakroom with vanity unit, contemporary tiling and WC completes the ground floor amenities.





The primary bedroom

The principal bedroom enjoys a restful outlook through a broad front picture window. Ample built-in wardrobes provide hanging and shelving space, while exposed timber floorboards add warmth and character.





The second bedroom

The second bedroom is another comfortable double with windows to the side and rear capturing views of the grounds. A built-in double wardrobe offers useful storage.



The third bedroom

The third bedroom is a versatile space, ideal as a double bedroom, home office or hobby room. Dual-aspect windows look over the front garden and drive, and the room offers space for freestanding furniture.



The shower room

The contemporary shower room features a curved glass enclosure with electric shower, a pedestal basin and close-coupled WC. A heated towel rail and mirrored wall cabinet provide convenience, while a frosted window ensures privacy.



The garden

Lawned gardens extend around the bungalow, providing a tranquil setting with mature boundaries and a majestic willow tree offering dappled shade. A paved patio adjoins the kitchen for al fresco dining, and there are planted beds and level lawns bounded by hedgerows. The outlook takes in the paddocks and Malvern Hills beyond.





The equestrian facilities

A large concrete yard gives access to a substantial timber stable block comprising two foaling boxes, four single stables and tack rooms, all supplied with water and power. Beyond lies a full-size fenced manège with an all-weather surface, together with a new open-fronted hay barn. The property benefits from three gated entrances, along with an additional smaller hunting-style gate positioned at the corner of the first field. Ample parking and a hardstanding yard make it well suited to horseboxes and trailers, while the surrounding quiet lanes provide excellent opportunities for hacking, cycling, or walking.



The land

In total the property includes in excess of seven acres of gently rolling pasture, divided into well-fenced paddocks with new fencing and mature hedging. The land surrounds the home and facilities, providing turnout and grazing for horses or other livestock, and affords far-reaching countryside views.



Location

Staunton is a rural community set amid open countryside north of Gloucester, within easy reach of the Severn Vale and the market towns of Newent and Ledbury, and well placed for Hartpury College. Everyday amenities including shops, pubs and schools can be found nearby, while the cathedral city of Gloucester and the Regency spa town of Cheltenham offer comprehensive shopping, leisure and cultural facilities. The surrounding lanes and bridleways provide excellent riding and walking, and there are convenient road links via the A40 and M50 giving access to the national motorway network.

Services

The property benefits from mains water and electricity, a septic tank and oil-fired heating with a new oil boiler and tank.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

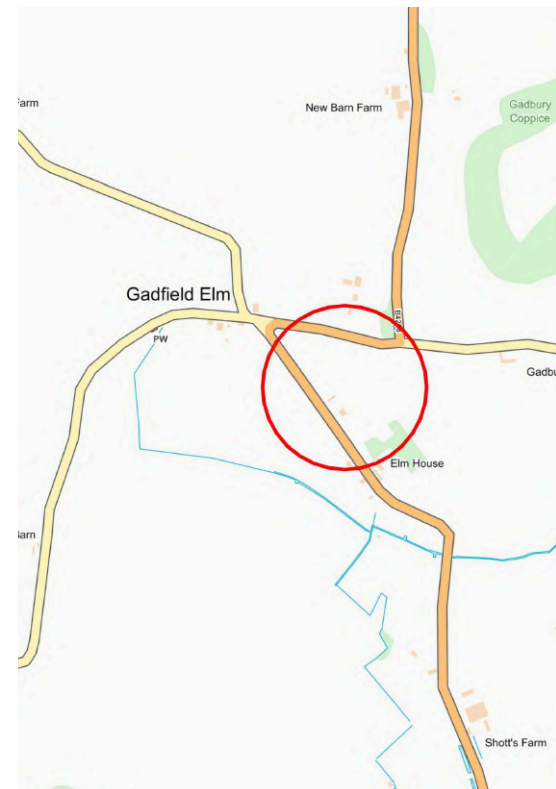
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D

Agent Note

The show jumps currently located in the manège are not included in the sale.



Malvern Road

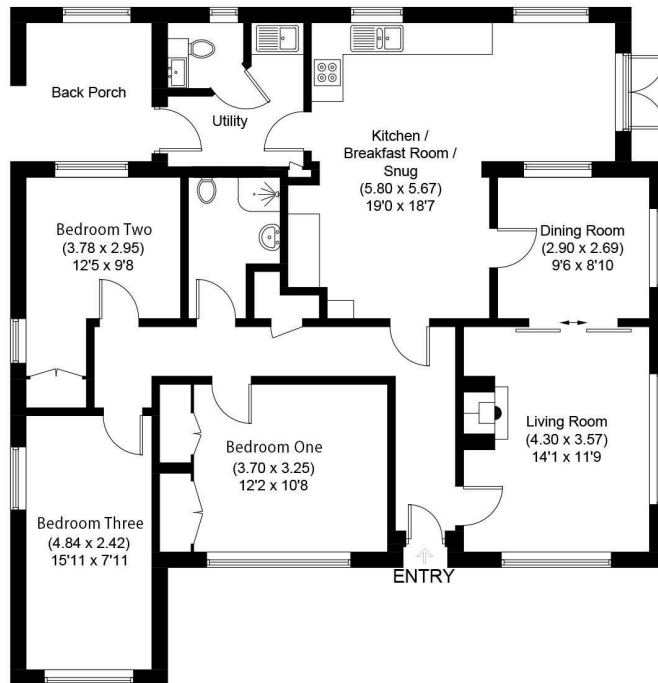
Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft

Stables = 101.9 sq m / 1097 sq ft

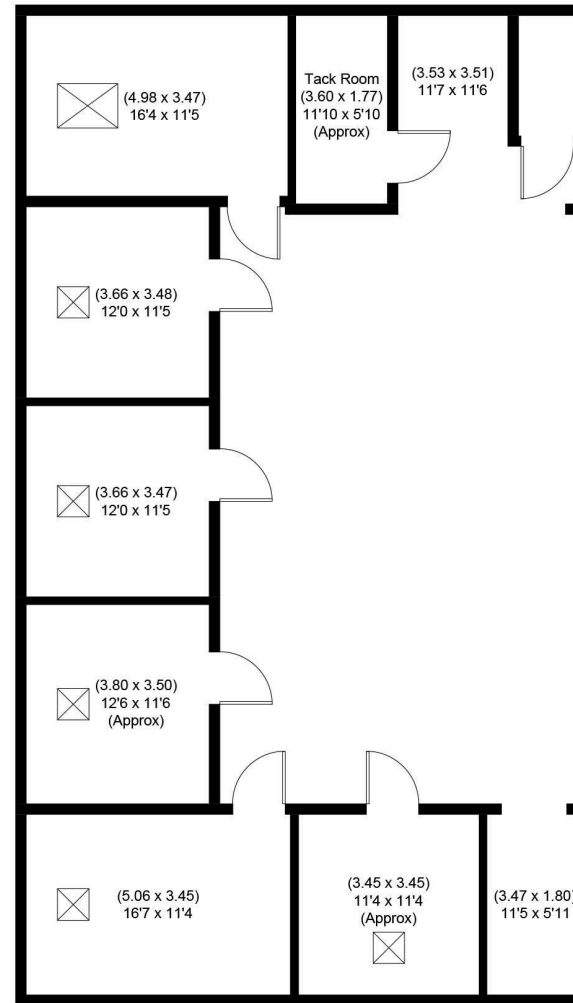
Total = 217.3 sq m / 2339 sq ft

(Excluding Barn / Open Space)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

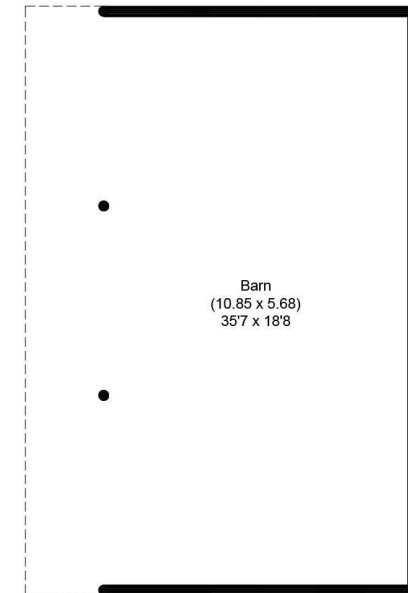


Ground Floor



(Not Shown In Actual Location / Orientation)

Stables



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720

E. prestige@andrewgrant.com

andrewgrant.com