



Chapel Farm
Chapel Lane | Redmarley | Gloucester | Gloucestershire | GL19 3JF

CHAPEL FARM



A beautifully secluded country estate, centered around an elegant farmhouse and complemented by versatile outbuildings, exceptional equestrian facilities, and far-reaching rural views, extending to approximately 100 acres



ACCOMMODATION

Key Features

- An exceptional country estate with first-class equestrian facilities
- A collection of substantial outbuildings, offering significant lifestyle and development potential
- Approximately 100 acres of prime pasture land
- Seven beautifully proportioned bedrooms, including three en-suites
- Five elegant reception rooms, ideal for both family living and formal entertaining
- Perfectly suited to multi-generational living or extended family accommodation
- Offered to the market with no onward chain
- Enjoying far-reaching, uninterrupted rural views across open countryside

Occupying a commanding position within its own self-contained farmstead, Chapel Farm is a distinguished rural estate of notable scale and presence. Approached via a long, tree-lined drive, the property immediately conveys a sense of arrival, privacy, and timeless country elegance.

The principal farmhouse extends to approximately 6,344 sq. ft and is arranged over two floors with extensive cellarage beneath. While not listed, the house displays the proportions and gravitas of a classic country home and has been comprehensively improved over the past twenty years, creating a residence that balances period character with modern functionality.

Seven bedrooms, including three en-suites, provide highly adaptable family and guest living. Elegant, well-proportioned reception rooms comprise a drawing room, dining room, sitting room, and study. Attractive gardens and grounds afford a high degree of privacy with delightful rural outlooks.

A comprehensive collection of traditional and modern outbuildings offers exceptional versatility and future potential (subject to the necessary consents). The property benefits from excellent equestrian facilities, including eleven stables, a horse walker, circular gallop, and five-furlong gallop. Approximately 100 acres of predominantly pastureland are thoughtfully divided into practical paddocks.

The estate is further enhanced by the River Leadon, which forms a natural and picturesque southern boundary. Well-positioned near Ledbury, the property enjoys convenient access to Cheltenham, Worcester, and the M50 motorway.



STEP INSIDE

Ground Floor

The ground floor offers a series of well-proportioned reception rooms, ideally suited to both family life and formal entertaining. These include a drawing room, dining room, sitting room, and study, all arranged around a welcoming central hall. The kitchen is complemented by a separate breakfast room, while a utility room, gymnasium, and cloakrooms provide excellent everyday practicality. Beneath the house, the extensive cellarage offers superb storage and further potential for leisure or ancillary use, subject to the necessary consents.

First Floor

On the first floor, the accommodation is generous and flexible, comprising seven bedrooms in total. The principal bedroom suite is supported by two additional ensuite bedrooms, alongside further bedrooms served by two family bathrooms, making the house ideally suited to multi-generational living or hosting on a grand scale.









SELLER INSIGHT

“ We were first drawn to Chapel Farm because of the horses. The facilities here gave us the rare opportunity to train at home, and the land itself proved ideal for racing - free-draining ground that allows year-round turnout. Those early years brought real rewards, not least with Sam, who memorably won the final race at Epsom on Derby Day more than once. Training here was not just practical; it was deeply satisfying.

What has sustained us just as much as the horses is the privacy. Set along a quiet country lane, Chapel Farm offers the freedom to hack and walk straight from the yard, opening up endless ways to explore the surrounding countryside. The views are nothing short of extraordinary. From the fields you can see the Malvern Hills, the Cotswolds and May Hill in a single sweep - a full panorama that never loses its impact.

Evenings bring their own magic. With almost no light pollution, dog walks often turn into friendly competitions to spot shooting stars first. In autumn, mist rises theatrically from the river below, while the house, set higher, remains clear and untouched. It feels wonderfully secluded, yet never isolated.

Despite the sense of escape, connectivity has always been one of Chapel Farm's quiet strengths. The motorway is only a short drive away, meaning we can travel easily without negotiating endless narrow lanes. Gloucester is less than twenty minutes away, Cheltenham under thirty, and the thriving market town of Ledbury - our regular destination - is just fifteen minutes by car.

The house itself carries a deep sense of history. Dating from 1835, this late Georgian home is thought to have been built on the site of a medieval chapel that fell into disuse in the 15th century. It was built for Joseph Stallard, who is buried in nearby Pauntley Church - Pauntley being the birthplace of Dick Whittington. The land has known little beyond farming, and that continuity lends the place a rare peace. When metal detectorists uncovered Roman buckles in the fields a few years ago, it was humbling to imagine Roman soldiers once passing through the same ground.

Indoors, certain rooms hold particular meaning. The dining room comes into its own at Christmas, dressed and laid as though for a grand country house - my own small version of Chatsworth or Highclere. And then there's the main bathroom: anyone who has soaked in a copper bath by candlelight will understand why it's such a favourite.

Chapel Farm has been an extraordinary place to live - rich in history, beauty and freedom. But the time has come for us to pass it on, and we do so hoping the next family will love it, and live in it, as fully as we have.*

* 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 immediate gardens surrounding the house provide a calm and attractive setting, with lawns and established planting enhancing both privacy and outlook. Beyond the gardens, the land extends to approximately 100 acres and is predominantly laid to pasture, divided into a series of practical paddocks.

The holding benefits from gently sloping topography and a natural southern boundary formed by the River Leadon, adding both visual appeal and environmental interest. The scale, configuration and privacy of the land offer significant opportunities for equestrian pursuits, farming, conservation, or future diversification, subject to any necessary permissions.

Outbuildings & Equestrian Facilities

The farmhouse is complemented by an impressive range of traditional and modern outbuildings, providing exceptional versatility. A handsome red brick coach house with adjoining stables sits close to the main house, offering both practical use and longer-term potential, subject to the relevant provisions.

Further buildings include a selection of steel-framed portal barns and a Dutch barn, suitable for agricultural storage, machinery, or equestrian operations. The equestrian facilities are a particular highlight and include eleven stables, a horse walker, a circular gallop, and a five-furlong gallop, creating a rare and highly functional setup for professional or private use.







LOCATION

Chapel Farm lies close to the historic village of Redmarley, positioned on the Gloucestershire/Herefordshire border, an area renowned for its un-spoilt countryside and strong rural community.

The nearby market town of Ledbury provides a comprehensive range of everyday amenities, while Cheltenham, Worcester, and Gloucester are all within comfortable reach, offering highly regarded schooling, cultural events, shopping and transport connections. The M50 affords convenient access north and south, while mainline rail services from Gloucester, and Ledbury connect to London and the wider national network.





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KEY INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Forest of Dean District Council

Property Construction - Standard - stone with slate roof

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Septic tank - there will be maintenance costs involved so please speak with the agent for more information.

Heating - Oil-fired central heating - there will be maintenance costs involved so please speak with the agent for more information.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Driveway parking for 4+ cars.

Special Notes - Chapel Farm comprises 3 freehold titles forming one property.

The property is sold subject to the matters contained within the registered Title Deeds.

The property has a fibre connection, water, and electricity connections, with easements in place for service access and maintenance.

Directions

What3words: ///shot.geek.rent

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 - kathryn.anderson@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>

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

Approximate Gross Internal Area 6344 sq ft - 590 sq m

Cellar/Storage Area 1207 sq ft – 112 sq m

Ground Floor Area 2580 sq ft – 240 sq m

First Floor Area 2557 sq ft – 238 sq m



Floor Plan Produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure loon is for initial guidance only and should not be relied on as a basis of valuation.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 28.04.2026





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*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she’s amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn’t hesitate to use her again, in fact I wouldn’t consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

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