Fox Grant

# PETERS GROVE

## BRAND GREEN, REDMARLEY, GLOUCESTER

Agricultural Smallholding Enjoying a Rural Location

OnTheMarket.com

TRUSTPILOT

## SITUATION

*Redmarley 2.5 miles, Newent 3 miles, Hartpury 6 miles, Gloucester 10 miles, Ledbury 8 miles, Ross-on-Wye 11.5 miles, Cheltenham 17.5 miles*
***Road Links:*** *M50 (Jcts 2 & 3) 4 miles, M5 (Jct 8) 14 miles*
***Trains:*** *Cheltenham, Gloucester, Ledbury*
***International Airports:*** *Birmingham Airport 69.5 miles, Bristol 55.5 miles*

**Peters Grove** occupies a rural location situated, tucked away in a peaceful location within the parish of Pauntley. This part of Gloucestershire lies close to the Herefordshire and Worcestershire borders. The property, which combines a detached "Agricultural Tie" bungalow and agricultural buildings with 47.8 acres of pastureland. The area offers a sought after rural quality of life combined with good road communications to the rest of the country.

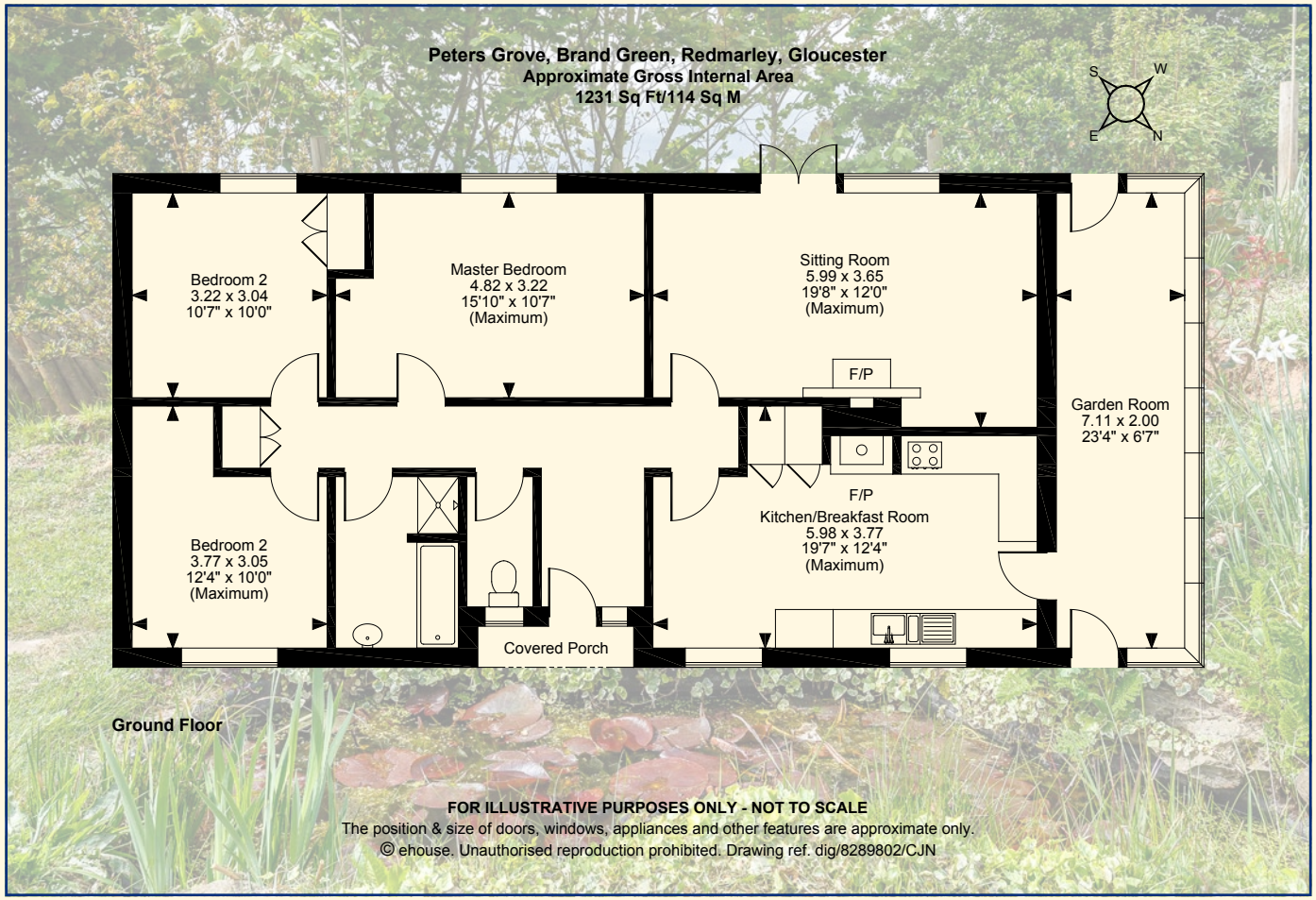
Peters Grove is well situated for both the M50 and M5, which provides good access to South Wales, Bristol and the West Country or Birmingham and the North. The A417 & A40 are also close by giving quick access to Swindon & M4.

**Education** There are primary school education at Pauntley, Redmarley and Newent with secondary schools at Newent, Gloucester, Ross and Ledbury. A variety of private schools including Cheltenham Ladies College, King's School Gloucester, Malvern College and St James Malvern. More information is available on www.isc.co.uk for independent schools and www.gloucestershire.gov.uk for state schools.

**Local, Sporting & Recreational** The thriving village of Redmarley offers village hall, cricket and tennis club with the market town of Newent offering a good range of shops and services, including a bank, library and health centre. Further amenities including theatres, restaurants and shopping are available nearby in Ledbury, Gloucester and Ross-on-Wye.

The area is synonymous within the equestrian industry and Peters Grove is located just 6.5 miles from Hartpury College, which is host to a variety of National and International events. There is a livery yard nearby. Excellent outriding with local studs and high calibre competition yards including dressage riders Carl Hester, Charlotte Dujardin. Other facilities including racing at Cheltenham, Chepstow, Hereford and Worcester.

Golf is at Ross-on-Wye, Puckrup and Tewkesbury. Walking and cycling are well catered for in the Forest of Dean and the Malvern Hills.



## PETERS GROVE

**Property comprises:**

- Kitchen/breakfast room • Lounge • Conservatory
- 3 Bedrooms • Bathroom with separate wc • Entrance hall
- Range of Agricultural buildings • Gardens and pastureland

**Approx 47.8 Acres**

Peters Grove is a detached red brick bungalow under a tiled roof offering spacious three bedroomed accommodation, but with potential for further extension (subject to planning). The property is entered via reception hall with door leading through to the Kitchen/breakfast room with multifuel stove supplying hot water and radiators and a range of units. Plumbing for washing machine and dishwasher. The kitchen leads into the conservatory currently utilised as utility and boot room with doors to outside. Door leads off the reception hall into the lounge with views over the garden and adjoining farmland. Along the hallway there are three bedrooms, family bathroom and separate wc.

From the lane the driveway leads up to the property, offering parking for several vehicles. The garden surrounds the property, with a variety of shrubs and mature trees with patio area. To the otherside of the driveway is a range of buildings including former dairy, barn and sheep sheds.

The land lies mainly to the South East and South West of the property and is divided into manageable size fields, with road access to the majority.

The Property is for sale as a whole or in the following lots:

Lot 1: Bungalow, buildings and 5.5 acres.

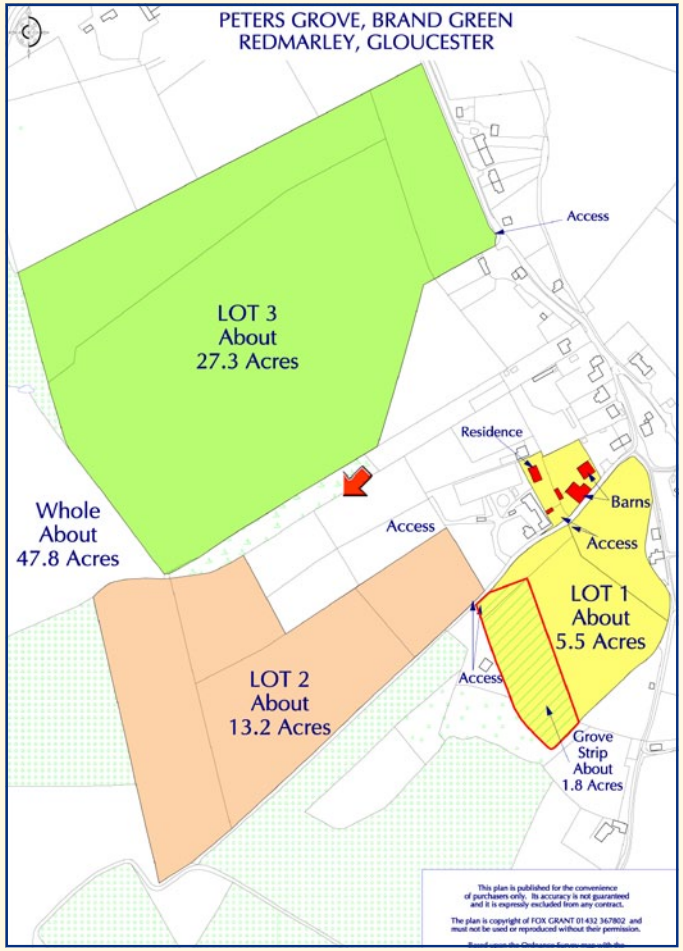
Lot 2: Land approx 13.2 acres with lane access.

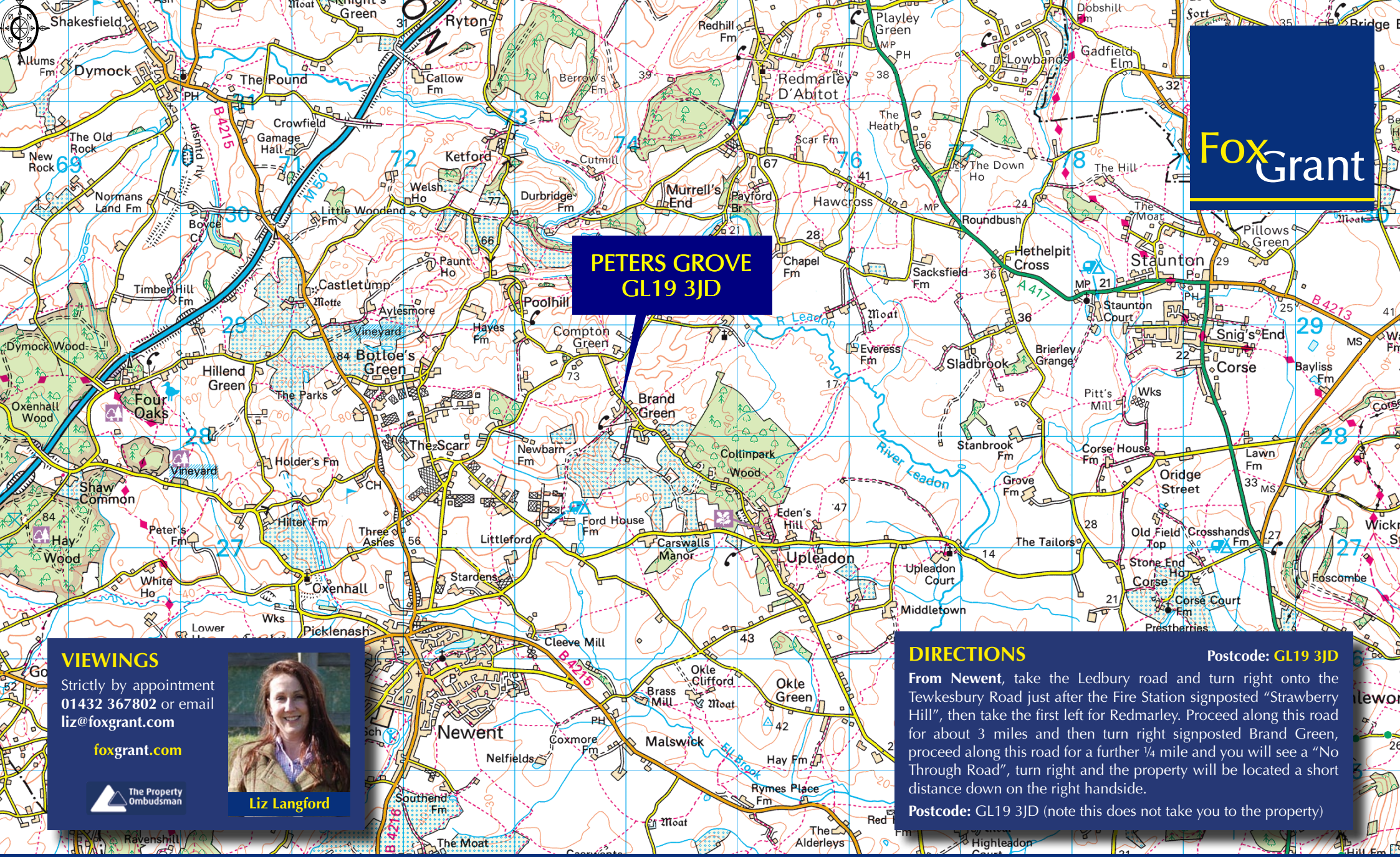
Lot 3: Pastureland approx 27.3 acres with road access.

## AGENT'S NOTES

Property Misdescriptions Act 1991. Fox Grant and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise. 4. EPC available from the agent on request.

**Local Authority** Forest of Dean Council. Tel: 01594 810000
**Council Tax** House Band D (2017/18) £1193.17.
**Services** Mains electricity, water and mains drainage. Solid fuel and Electric heating.
**Fixtures & Fittings** Unless mentioned specifically by separate negotiation.



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## VIEWINGS

Strictly by appointment
**01432 367802** or email
**liz@foxgrant.com**

**foxgrant.com**

The Property Ombudsman



Liz Langford

## DIRECTIONS

**Postcode: GL19 3JD**

**From Newent**, take the Ledbury road and turn right onto the Tewkesbury Road just after the Fire Station signposted "Strawberry Hill", then take the first left for Redmarley. Proceed along this road for about 3 miles and then turn right signposted Brand Green, proceed along this road for a further ¼ mile and you will see a "No Through Road", turn right and the property will be located a short distance down on the right handside.

**Postcode:** GL19 3JD (note this does not take you to the property)