

EQUESTRIAN



Aston Ingham Road, Kilcot
Newent, Gloucestershire, GL18

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming 5 bedroom farmhouse with land and stables. EPC: D

Drawing Room | Sitting Room | Study | Kitchen/Dining/Family Room | 5 Bedrooms | 2 Bath/Shower Rooms
| Garage | Stables & Barn | Approx 4.5 Acres (not verified)

Asking Price £850,000 Freehold

Description

A charming family home tucked away down a long lane in this sought-after hamlet.

The accommodation comprises a tiled hall; triple aspect drawing room with brick fireplace with inset logburner and patio doors to garden; study/sewing room; family sitting room with brick fireplace with inset logburner and built-in cupboard. There is a stunning triple aspect, spacious, country style kitchen/dining room with walk-in pantry, breakfast bar, integrated fridge/freezer and dishwasher, space for a second fridge, space for a large range cooker, Belfast sink and second vegetable sink, wine rack, exposed beams; boot room; cloakroom; laundry room with sink and space for washing machine, tumble drier and drinks fridges; rear hall with stable door to outside; cloakroom 2.

On the first floor are the family bathroom with ball and claw foot freestanding double end slipper bath and four good size bedrooms, one with an en-suite shower room. A second staircase leads up to principal bedroom with eaves storage space and a further storage room which would be possible to convert into an en-suite shower room.

The property is accessed via a lane from the road to a large gravelled parking area providing plenty of parking with a single garage with power and light. Above this are steps up to a large workshop with power and light There is a recently refurbished timber and stone stable block

comprising 2 stables, with lighting, and a tack room used as a garden store with power and light. The gardens are laid to lawn with flowers and shrubs with a small pond and a natural pond with bulrushes opposite the stable block. There are 3 paddocks, one with a field shelter and a fourth one which is used as a vegetable garden with 9 raised beds surrounded by fruit trees. A large field leads up to a flat area with outstanding views across Herefordshire with a 5 bar gate providing access to the lane. There is a chicken run and security lighting on to the drive, rear garden and fields.

Location

Oak House is set in a rural location in this small hamlet with a good village pub serving quality food and the popular Moody Cow at Upton Bishop being within an easy drive. There are various schools in the area including Sir Thomas Rich's Grammar at Gloucester and the High School for Girls and, more locally, a primary school at Gorsley and the John Kyrle secondary school. There is a village shop/post office at Gorsley and a range of local shops and schools at the market town of Newent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 309.3 sq m / 3329 sq ft

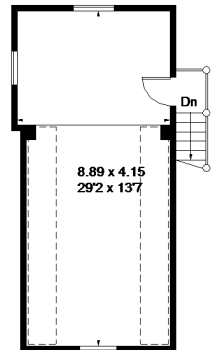
(Excluding Eaves Storage)

Garage = 12.5 sq m / 134 sq ft

Stable Block = 37.9 sq m / 408 sq ft

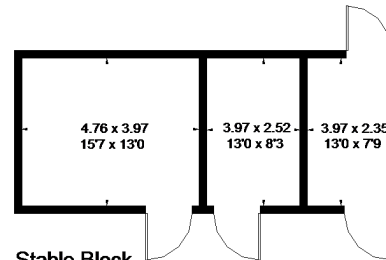
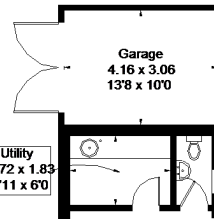
Barn = 24.4 sq m / 263 sq ft

Total = 384.1 sq m / 4134 sq ft



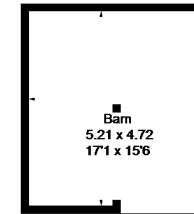
First Floor
(Over Garage)

Utility
2.72 x 1.83
8'11" x 6'0"



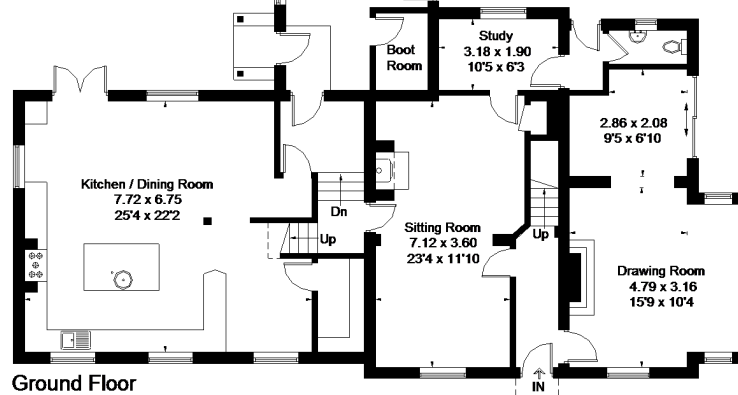
Stable Block

(Not Shown In Actual Location / Orientation)



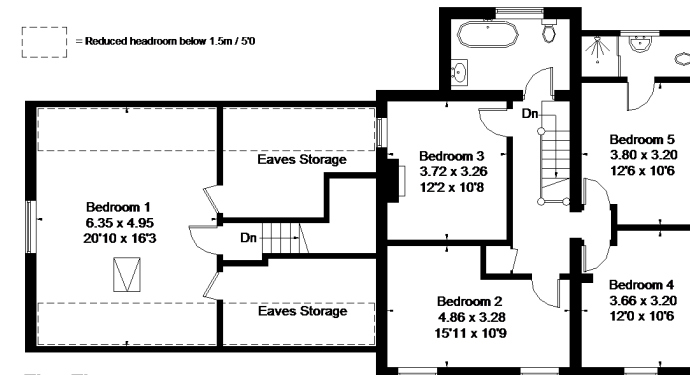
Barn

(Not Shown In Actual Location / Orientation)



Ground Floor

Reduced headroom below 1.5m / 5'0"



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173736

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

