

A large, two-story white house with a grey tiled roof and several chimneys. The house has multiple windows and a central entrance. To the right, there is a stone building with a gabled roof and a white-painted section. The property is surrounded by a well-maintained green lawn and a gravel driveway. The sky is blue with scattered white clouds.

Keynsham Farm, Keynsham Lane, Woolaston, Lydney

A glorious five bedroom farmhouse with beautifully designed indoor swimming pool barn, additional annex, stables, mature gardens with far reaching river views.

Distances

Cribbs Causeway, Bristol is just 18 miles away, Gloucester 25 miles, Cheltenham 32 miles, Bath 35 miles and Cardiff 37 miles away. (All distances approximate)

The Property

The ground floor of the farmhouse enjoys double aspect reception rooms with wood burners and a sizeable kitchen/breakfast room. There is a guest cloakroom and a sizeable utility room that could lend itself to being a snug or study. Upstairs there are three/four bedrooms and two bathrooms and back on the ground floor there is a connecting door to the hallway of the separate annex.

The annex benefits from an additional double reception room, kitchen/breakfast room, two guest bedrooms serviced by a family bathroom, its own driveway, patio gardens and the attractive feature of a 'perron' staircase to the first floor. This would meet the demands of multi-generational living, modern work from home requirements or simply to extend the entertaining and reception space of the main residence.

The stone built stable block is far removed from the main residence and is divided into four stable and two, broad car port spaces. They are served by water and electricity supplies and a separate approach from the lane. Scope to convert the stables to further accommodation is evident (subject to necessary consents).

The detached, enviable swimming pool barn is fantastic with a roof structure reminiscent of the timbers of an upturned boat hull and a wall of glass towards one of the paddocks.



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Outside

The gardens have a fascinating array of terraces and 'nooks and crannies' secreted behind stone walls. The terraces around the pool house drew our attention, not least because of its water feature and the views towards the Severn, as did the 'willow hide' on the main lawn.

The main terrace adjacent to the house includes a large water feature and is surrounded by mature planting. There are attractive borders, roses, vegetable beds and fruit trees and the private, sweeping drive cuts through the garden.

Directions (GL15 6PY)

Woolaston village is surrounded by rolling fields and has two public houses, a village shop, primary school and a well-used, large village hall. Keynsham Farm is almost equidistant between Chepstow and Lydney (5.6 and 4.7 miles respectively) with train stations and all traditional retail and services one would expect, with the latter also scheduled to open a new 'super GP surgery' in 2026.

Chepstow and Monmouth (14 miles) offer well regarded Pre-Prep and Prep Schools.





Property information

Local Authority: Forest of Dean District Council

Tenure: Freehold

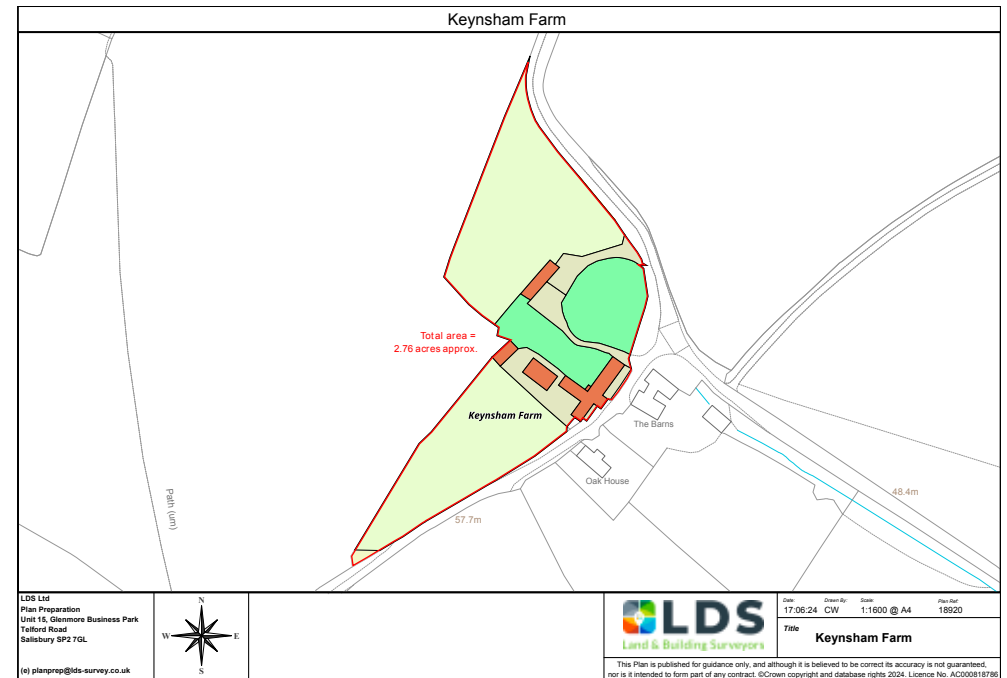
Council Tax Band: Main house F, Annex A

EPC: F

Services: Oil

Guide Price: £1,200,000

Viewings: By appointment through sole selling agent Knight Frank



Approximate Gross Internal Floor Area

- Main House = 252 sq m / 2,713 sq ft
- Annexe = 108 sq m / 1,163 sq ft
- Store = 11 sq m / 120 sq ft
- Carport = 26 sq m / 280 sq ft
- Stables = 46 sq m / 496 sq ft
- Pool House = 130 sq m / 1,405 sq ft
- Barn = 30 sq m / 324 sq ft
- Total Area = 604 sq m / 6,501 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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