



Blakeney House
Blakeney
Gloucestershire





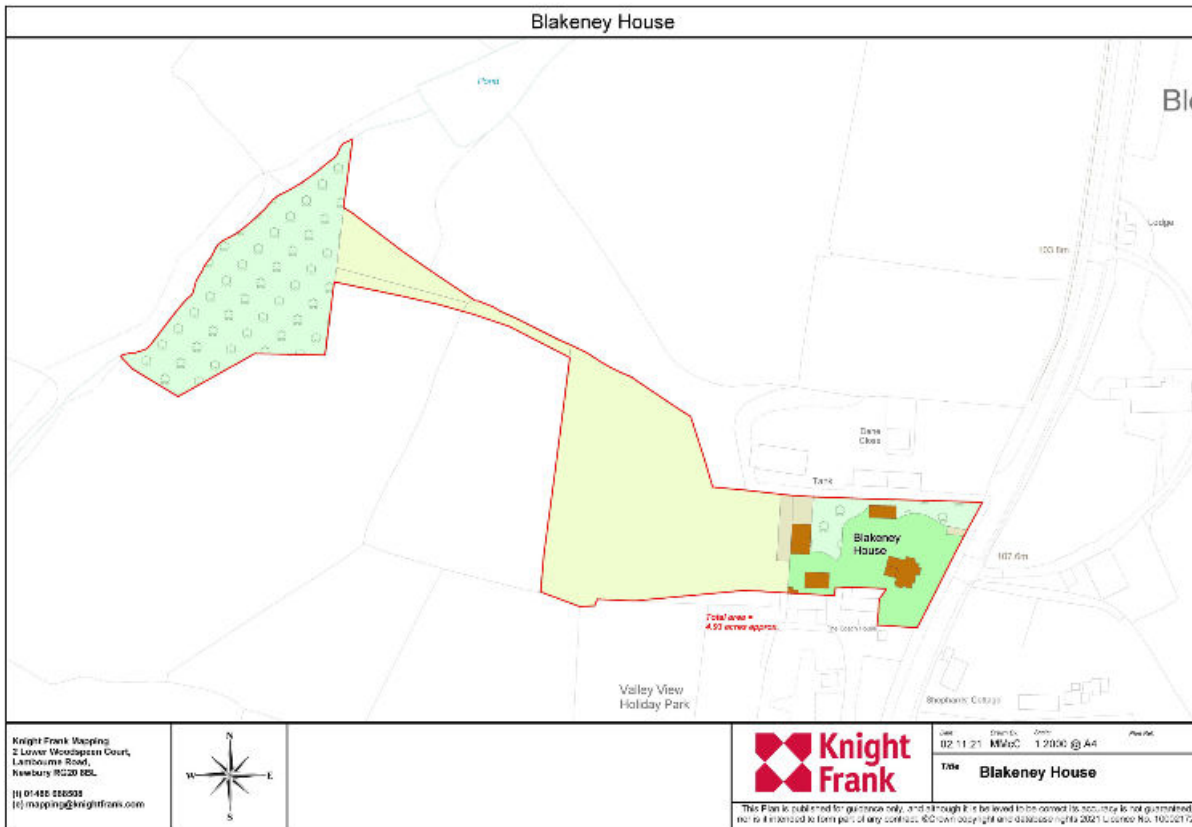
A superb country house with great views, ancillary accommodation and land.



Set back from the road behind an established boundary and electric gate, Blakeney House is a handsome well-presented period home with excellent lateral accommodation, great proportions and distant views.

Having been purchased in 2014, the property has undergone a comprehensive programme of refurbishment to create a beautiful family home that extends to just over 3,000 square feet, over two floors.

The property is presented in excellent order and retains a number of charming period features throughout. Large windows combined with tall ceilings make the property naturally light and with 3 formal reception rooms in addition to 5-6 bedrooms, the accommodation is very flexible.



The house is surrounded by established gardens with a large area of parking and driveway on one side of the house and a wonderful heated swimming pool on the south side of the property.

In addition to the house, there is a superb self-contained one bedroom cottage that would also lend itself to use as an office space or studio. To the rear of the cottage, the main reception room opens onto a raised west facing deck complete with an outdoor kitchen area and recessed hot tub, it's a fabulous entertaining area from which to enjoy the view.

The driveway sweeps past the house, a triple carport and the cottage to the field and a barn complete with stables. The field falls away from the house and buildings down to an enchanting area of mature woodland. There are no public footpaths that cross the property.



Services:
 The principal house has mains gas fired central heating, mains water and electricity. A coal fired Rayburn. Private waste. Fully double glazed. Site wide ultra-fast broad band via a radio link. Both the house and cottage are alarmed and there is also site wide CCTV with remote access. The pool is heated via an air source heat exchange. PV solar panels generate a renewable heat incentive payment.



Set on the brow of a hill just to the north of the village of Blakeney, Blakeney House sits prominently in its plot set back from the road behind an electric gate and high boundary wall. From its elevated position it enjoys impressive far reaching views over the Forest of Dean on one side and on the other over the River Severn to The Cotswolds in the distance.

The village of Blakeney offers good local amenities. Cheltenham and Gloucester, to the north, are within easy reach, both offering a broader range of shopping and services, whilst the cities of Bristol and Cardiff are to the south.

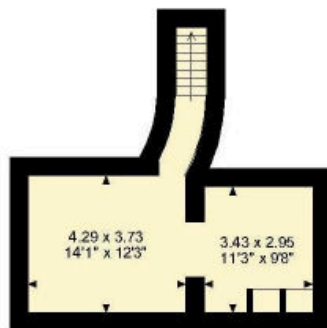
Access to the motorway network is via the A48 to the M5 and M4 corridors. Trains run direct to London Paddington from Bristol, taking about 90 minutes or from Gloucester in a bout 1 hour 40 minutes.

International airports are at Bristol, Cardiff and Birmingham, with a regional airport at Gloucester.

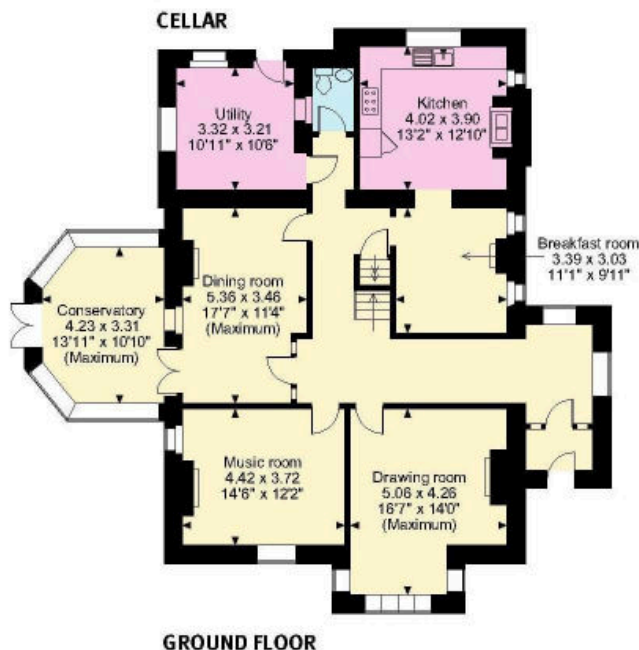
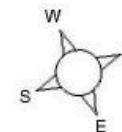
To the north and west is the Royal Forest of Dean and the picturesque Wye Valley. The Brecon Beacons and Black mountains of Wales just beyond. This beautiful landscape offers exciting recreational space with walking, mountain biking, horse riding and canoeing.

Access to the motorway network is via the A48 to the M5 and M4 corridors
 Trains to London Paddington:
 Bristol approx 90 minutes
 Gloucester approx 1 hour 40 minutes

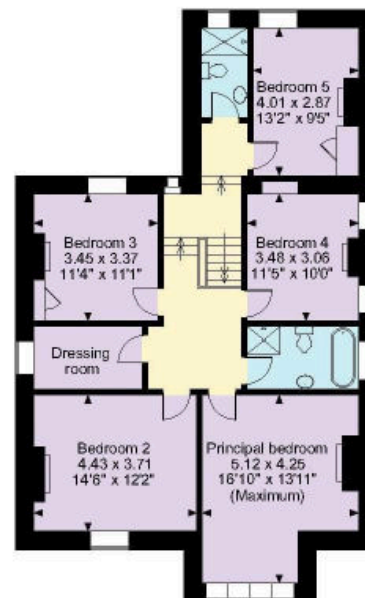




Newnham Road, Blakeney
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 280sq.m (3,011sq.ft)
Cottage = 66sq.m (706sq.ft)



GROUND FLOOR



FIRST FLOOR



COTTAGE

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8481464/OHL

Knight Frank
 Cheltenham
 123 Promenade
 Cheltenham
 GL50 1NW

knightfrank.co.uk

I would be delighted to tell you more.

Tom Banwell
 01242 246959
tom.banwell@knightfrank.com



Your partners in property for 125 years

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated 22/10/2021. Photographs and videos dated 08/10/2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.