



# Longmead

Rockstowes, Uley, Dursley, Gloucestershire





## An Edwardian country house with stunning views, stable yard with stone outbuilding, all-weather riding arena, paddocks, and mill pond on approximately 14 acres.

Uley 1 mile, Dursley 2 miles, Tetbury 7 miles, Kemble Station (London Paddington 70 minutes) 16 miles, Bristol 22 miles, Bath 25 miles, M5 (J13) 9 miles, M4 (J17) 18 miles, Cheltenham 23 miles  
(Distances are approximate)



### Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Garden room | Utility room | WC  
Workshop/ boiler room | Cellar

Principle bedroom with en suite bathroom, dressing room and storage room  
Four further bedrooms | Family bathroom | Shower room | WC

### Garden and Grounds

Stone Barn | Tack room | Garden store | Four stables with feed room | All-weather riding arena

**In all about 14 acres**

## Gloucestershire

Longmead is situated midway between the delightful village of Uley and the small market town of Dursley in a beautiful semi-wooded valley on the lower reaches of the Cotswold Hills escarpment in an area designated as being of Outstanding Natural Beauty. Uley has a parish church, village shop, primary school, a traditional pub, brewery, doctor's surgery and art centre.

The nearby towns of Wotton-under-Edge, Tetbury and Dursley have a range of excellent shops and services for everyday needs, including supermarkets and sports centres and in the locality, there are several renowned pubs and restaurants, including Calcot Manor and its first class spa.

Education in the area is exceptional, including Beaudesert Park, Cheltenham College, Cheltenham Ladies College, Wycliffe College, Westonbirt School, Katharine Lady Berkeley and many other schools throughout the region.

Sporting opportunities include golf at Cotswold Edge Golf Course, Minchinhampton, Stinchcombe Hill golf course and Westonbirt, racing at Cheltenham and Bath, motor racing at Castlecombe and premier rugby at Gloucester and Bath. Theatres in Bath, Bristol and Cheltenham.

There is also a network of footpaths and bridleways providing excellent walking and riding in the area, hunting with the Berkley Hounds, while The Duke of Beaufort's are nearby; polo at The Beaufort at Westonbirt and Cirencester Park; as well as eventing at Badminton, Oxstalls and Dauntsey with many other equestrian events nearby.



## Longmead

Longmead is an impressive Edwardian country home on the edge of an unspoilt, stunning valley with idyllic country views. The house is believed to date to the early 1900s and is not listed.

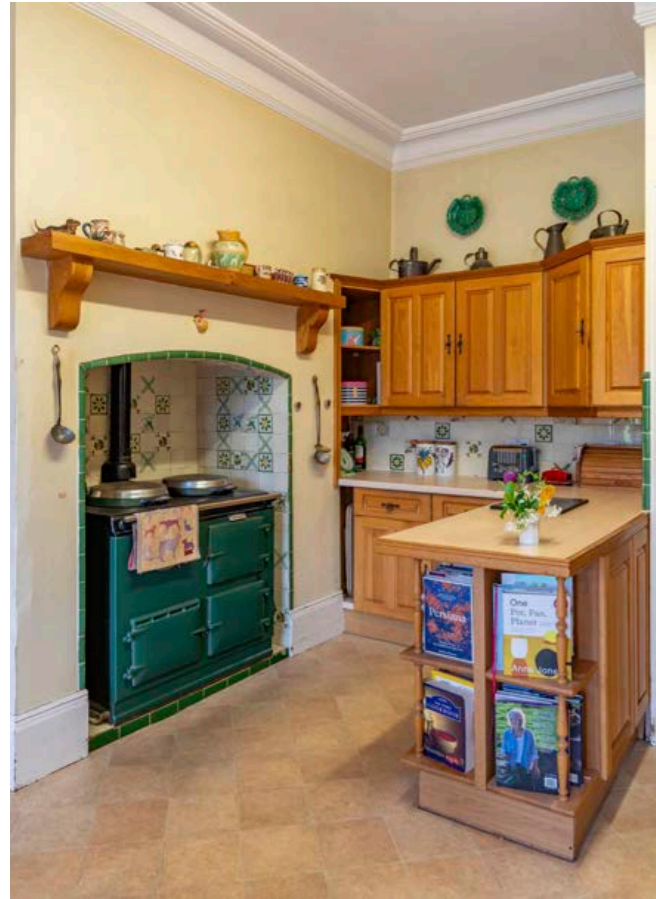
The accommodation is well thought out and is centred around a spacious hall on the ground floor and a large landing on the first floor. Nearly all rooms are of good proportion and are naturally light as well as having views over gardens and surrounding countryside.

The open plan kitchen breakfast room links the formal reception rooms, that include an impressive dining and drawing room with large bay windows as well as study and garden room. The sitting room was originally a billiards room and would make a great games or playroom. To the side of the kitchen is a large utility room and workshop/boiler room with direct access to the outside as well as an attached greenhouse.

On the first floor is a large principal bedroom in the middle of the house, with en suite bathroom, dressing room and strigae/box room. Across the large landing are four further bedrooms, a family bathroom, WC and second en suite shower room.

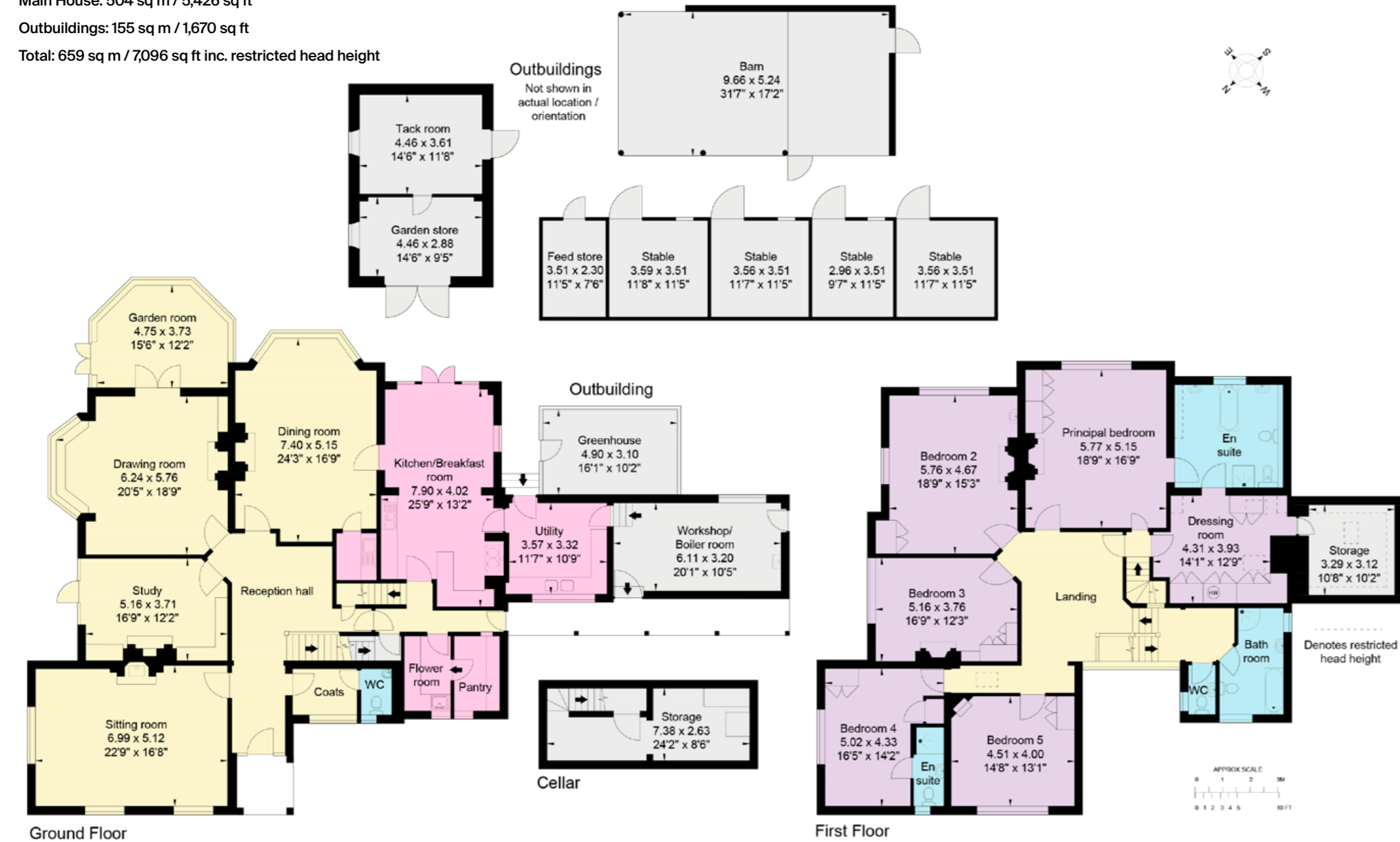
Longmead offers an extensive country home of about 5,426 sq ft which is ideal for a family living and entertaining.







Approximate Gross Internal Floor Area  
 Main House: 504 sq m / 5,426 sq ft  
 Outbuildings: 155 sq m / 1,670 sq ft  
 Total: 659 sq m / 7,096 sq ft inc. restricted head height



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.

## Outside

A short drive sweep to the side of the house and stable yard with extensive parking areas.

There is a useful Cotswold Stone barn with secure storage, a separate forage and open plan stock barn, four loose boxes with a tack room with a secure yard and beautiful views over the owned paddocks and mill pond. Beyond the stable yard is an all-weather riding arena, if not of interest, is a good location for a tennis court.

The formal gardens are predominantly to the east and south of the house with mature hedges, fruit trees, vegetable garden and shrubs.

To the south are permanent pasture fields divided by hedges, post and rail fencing; these lead down to the valley bottom, along the stream that feeds the mill pond. The mill pond is believed to date back to the 1790s.

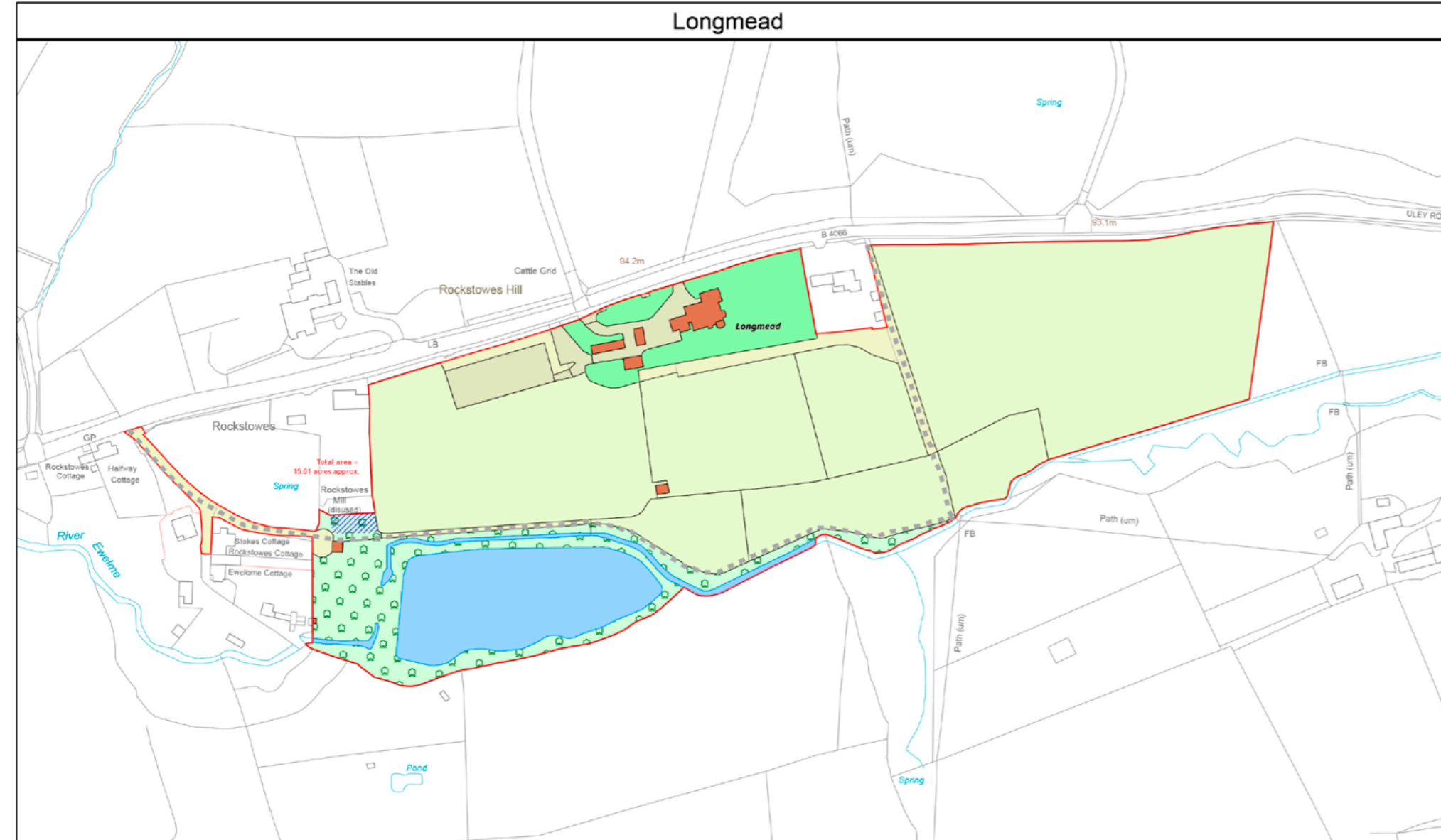
The mill pond can be accessed from the house on foot or down a separate and owned private road. It is an idyllic setting with mature trees and an ideal spot for picnics, fishing, or the potential to create a summer house or something similar. There is a garage barn close and access to the owned paddocks.











LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL  (e) planprep@lds-survey.co.uk		■ ■ ■ ■ ■ Public footpath (approximate route) Unregistered land (believed owned)	Date: 25.03.24 Drawn By: CW Scale: 1:2500 @ A4 Plan Ref:
			Title <p style="text-align: center;"><b>Longmead</b></p>
This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786			

## Property Information

**Services:**

Mains water, electricity and gas are connected.

The property has mains drainage, the old cess pit just serves the stable yard.

Gas fired central heating.

**Right of Way, Covenants and grants:**

There is a public footpath along the lower paddocks and up the owned private road to the far west of the property, this also runs along the east side – please see the enclosed plan for further details.

Neighbouring cottages have right of way over private road.

Rights for neighbouring Rockstowes Cottages to connect to water.

Rights for Richmond Cottage for drainage.

**Tenure:**

Freehold.

**Local Authority:**

Stroud District Council  
 Telephone 01453 766321

**Council Tax:**

Band G

**EPC:**

Band D

**Postcode:**

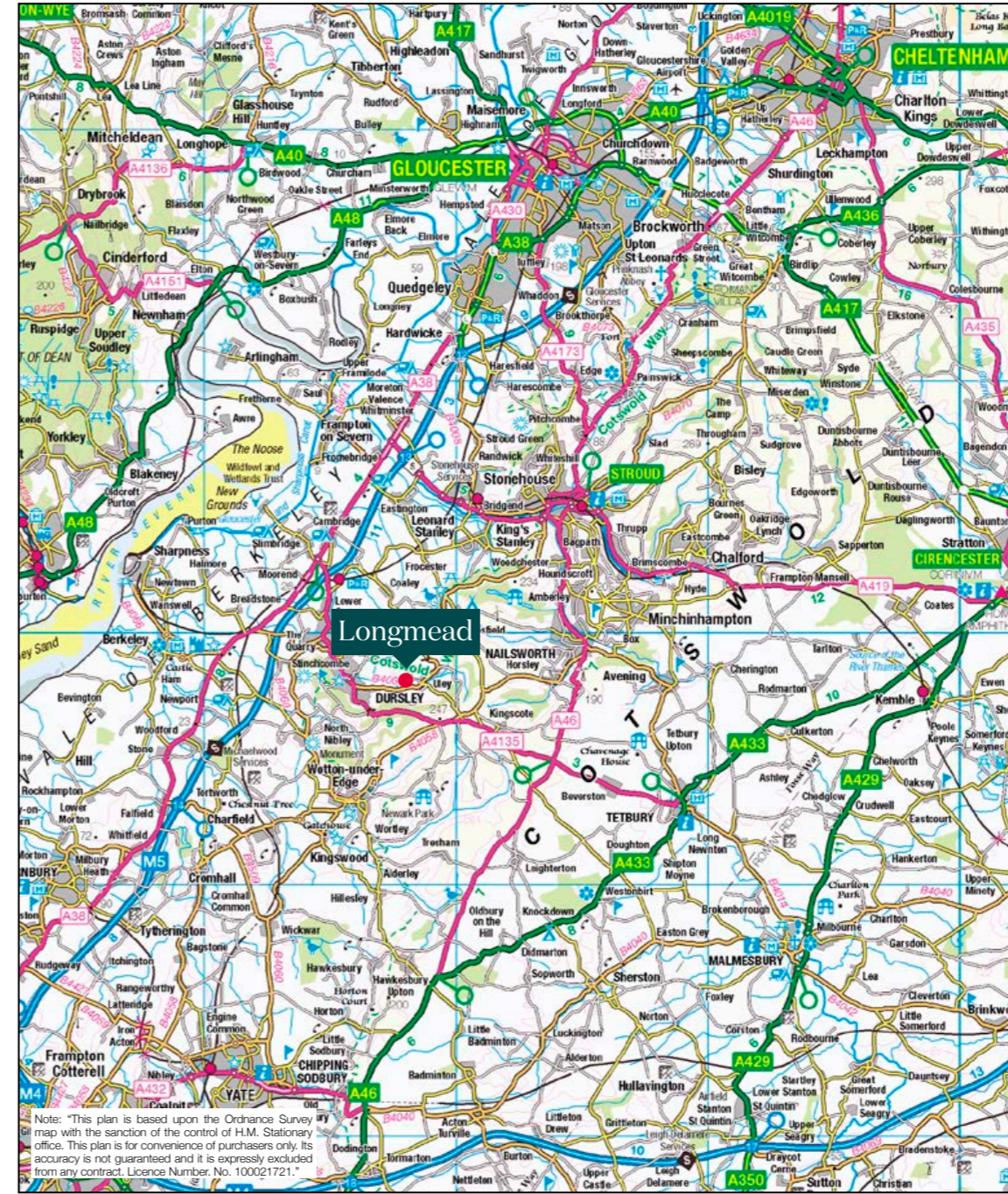
GL11 5AF

**what3words:**

//flanks.doubt.manager

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





**Cirencester**  
One Market Place  
Cirencester, Gloucestershire  
GL7 2PE

**Rupert Sturgis**  
01285 882 001  
rupert.sturgis@knightfrank.com

**knightfrank.co.uk**

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: April 2024. Photographs dated: April 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.