



Oaklands Court, Docklow HR6 0RX



Oaklands Court, Docklow **HR6 0RX**

A beautiful and flexible home with exceptional garden and grounds.

Oaklands Court derives its name from nearby Docklow Manor, once called Oaklands. The house is situated in a rural and private location at the end of a long drive and surrounded by glorious Herefordshire countryside.



Tenure: Available freehold

Local authority: Herefordshire Council

Council tax band: G





The property

The traditional stone barn was converted in 2001.

The approach to Oaklands leads through a gated entrance and sweeps past the house and the double garage to a large parking area in the centre of which is a wonderful mature oak.

The porch with seats either side leads into the Entrance Hall. Doors open into the large impressive Drawing Room and Dining Room with an open fireplace at one end and double doors on each side.

The Kitchen is fully fitted with a gas fired Aga and has doors to the garden.

The Utility Room houses two gas boilers (one for each end of the house). There is a walk in larder and a shower room.

The Sitting Room, off which is the Study has two pairs of doors into the Conservatory.

On the first floor at one end of the house is the principal suite with an ensuite bathroom and a Dressing Room with fitted cupboards.

The main guest bedroom, also with an ensuite bathroom, is at the other end of the house.

In between there is a large landing/ study area, a store room and two further bedrooms each sharing the same bathroom.

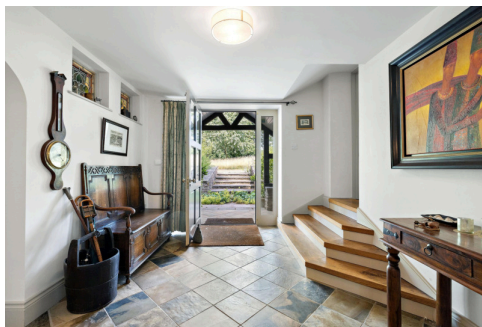
Garden and Grounds

The house stands in a mature setting with magnificent mature hardwoods including glorious oak and lime. Beautiful, professionally designed and landscaped gardens give way to extensive lawn and meadow areas managed for wildlife. Also includes a useful range of sheds and a wild pond.

At the far end of the garden there is a fine block of woodland of about 2.6 acres.

Services

Mains electricity, water and gas. Shared sewage treatment plant.



A beautifully presented 19th century barn in an idyllic location.





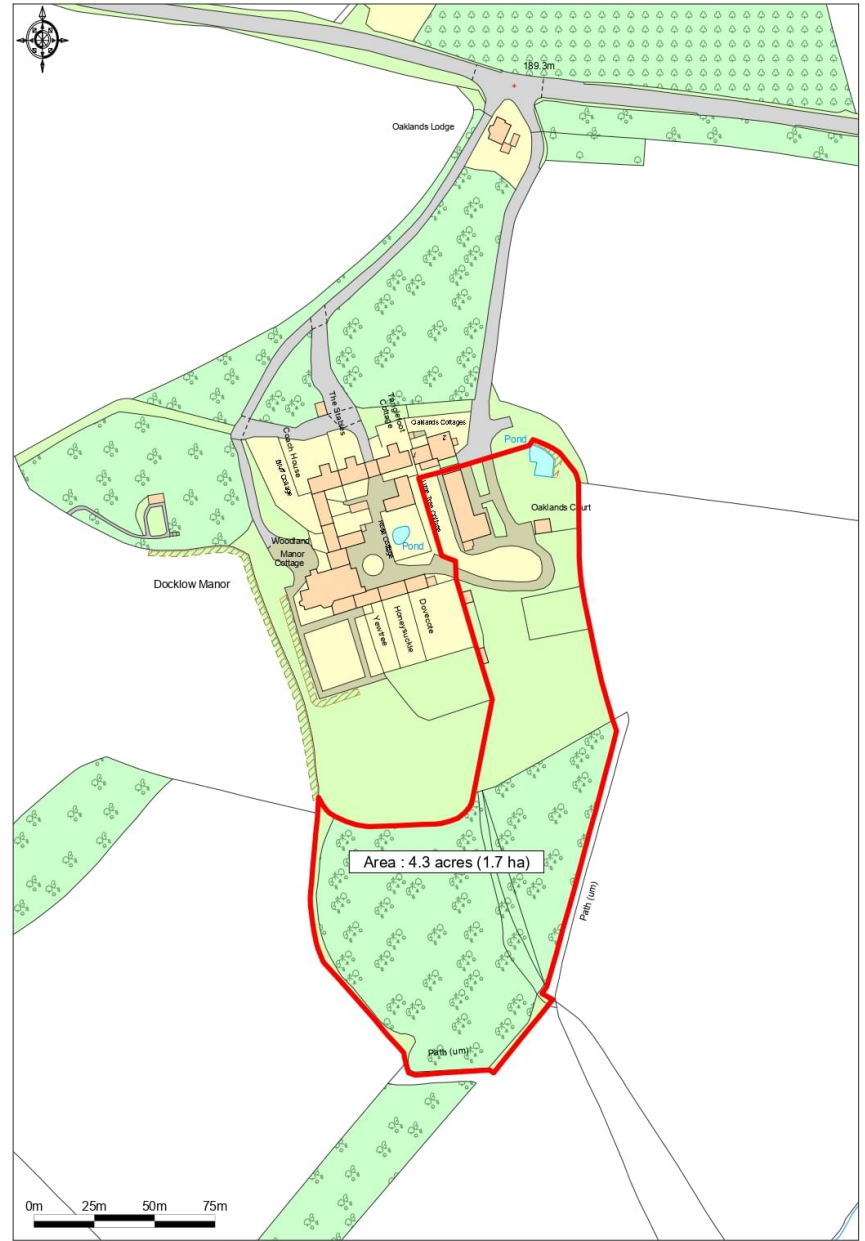
Location

Located conveniently between Bromyard and Leominster both centres providing for every day needs. A more comprehensive range of amenities can be found in the Cathedral Cities of Hereford and Worcester as well as Ledbury, all of which are easily accessible. Trains run from Worcester and Leominster stations. Motorway access is via Junction 7 of the M5 or Junction 2 of the M50. The Malvern Hills Area of Outstanding Natural Beauty and the spa town of Malvern is nearby.











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 text of the Particulars.

Oaklands Court Docklow

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 409 sq m (4,402 sq ft)
Outbuildings: 80 sq m (861 sq ft)
Total: 489 sq m (5,263 sq ft)

Knight Frank
Hereford & Worcester
Oak House
Bridgwater Road
Worcester WR4 9FP
knightfrank.co.uk

I would be delighted to tell you more
Charles Probert
01905 746884
charles.probert@knightfrank.com



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 August 2024. Photographs and videos dated August 2024.

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.

