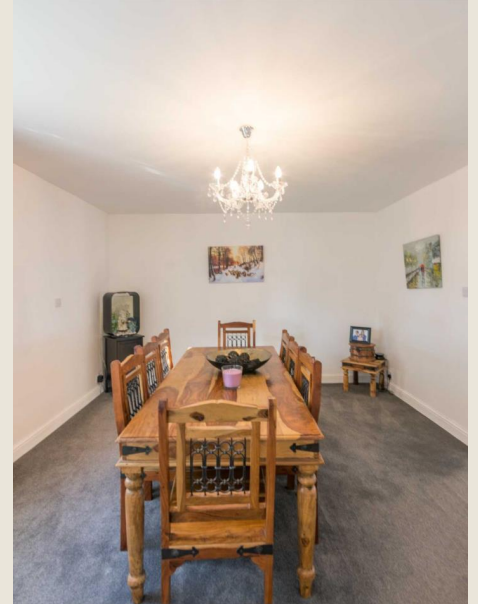




**FINE & COUNTRY**  
fineandcountry.com™

Holmleigh  
Chicknalls Lane | Blakeney  
Gloucestershire | GL15 4AQ



# HOLMLEIGH

£675,000

Individual detached 4 bed house set in spectacular countryside

Magnificent views, swimming pool

In landscaped gardens of approx 0.84 acres

- Entrance hall, cloakroom
- Lounge, drawing room
- Dining room, conservatory,
- Kitchen and utility room
- 4 bedrooms
- Jack & Jill En-suite, family bathroom
- Refurbished to very high standard

## DESCRIPTION

This individual detached four bedroomed family home benefits from truly magnificent views to the rear over open farmland and beyond towards Gloucester, Gloucester Cathedral, the River Severn and, on a clear day, the Cotswolds. The house itself was formerly a farmhouse and has been extended and completely refurbished to a high specification by the current Vendors over the 30 plus years they have lived there. Set in magnificent countryside on the outskirts of the village of Blakeney which has a range of amenities including pubs, restaurants, local shops and junior school, situated just off the A48 which provides easy

commuting to Gloucester (approximately 15 miles distant), Lydney (approximately 4 miles distant) and Chepstow (approximately 13 miles distant) all of which offer further extensive facilities to include bus and rail links, leisure facilities, senior schooling etc. Within close proximity to the property is the Royal Forest of Dean which is characterised by more than 42 square miles of mixed woodland and is one of the oldest surviving ancient woodlands in England. It forms a roughly triangular plateau bounded by the River Wye to the west and north-west and Herefordshire to the north, the River Severn to the south and the City of Gloucester to the east and provides an absolute wealth of outdoor pursuits to include rambling, mountain biking, riding to name but a few.

The property is located along a small country lane just off the A48 with ample off road parking for several vehicles. The accommodation comprises entrance hall, cloakroom, lounge, drawing room, dining room, conservatory/garden room, kitchen/breakfast room and utility room, four bedrooms (Bedrooms 1 and 2 with a Jack & Jill En-suite) and family bathroom. The landscaped gardens extend to 0.84 acres and include a swimming pool with pump house and barbecue area.

## OUTSIDE

The landscaped gardens extend to 0.84 acres and comprise lawns, mature trees, fruit trees and shrubs. Several

outbuildings to include SUMMERHOUSE/GYM with power and light and wood panelling to walls, PLAYHOUSE incorporating wc, WORKSHOP/storage, further SUMMERHOUSE with base cupboards, stainless steel sink unit with tap, power and light, wood panelling to walls overlooking the SWIMMING POOL, PUMP HOUSE, Barbecue area. Further extensive secure off road parking for several vehicles accessed via double wooden gates. There is also a SUN TERRACE leading from the Conservatory ideal for al-fresco dining or to sit and take in the wonderful views.

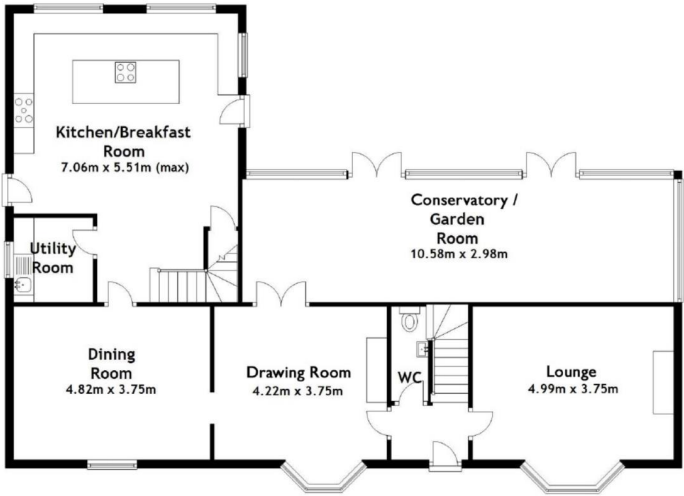
## DIRECTIONS

From Chepstow take the A48 to Gloucester passing Aylburton, Alvington and Lydney. Carry on through the village of Blakeney and take the right turning into Chicknalls Lane (signposted Carp Fishing). Continue along this road for approximately half a mile and when the road bears round to the right, the property can be found on the left hand side.

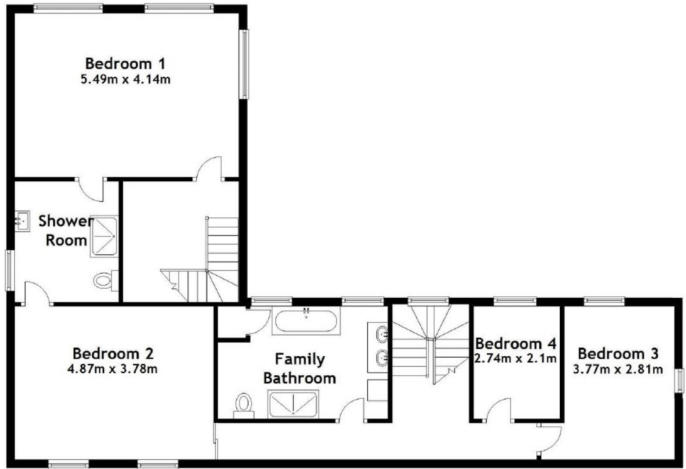
## ADDITIONAL INFORMATION

Room descriptions and measurements, along with further information and photographs are available at [www.fineandcountry.com](http://www.fineandcountry.com).

Ground Floor

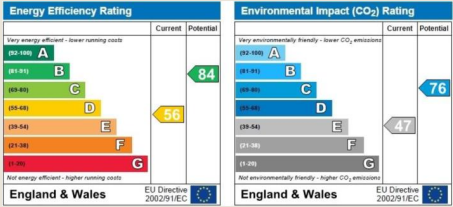


First Floor



Postcode: GL15 4AQ | Tax Band: F | Tenure: Freehold

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans should be used for guidance only. Photographs are reproduced for general information and must not be inferred that any item shown is included with the property.





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