



Ford House
Ford Lane | Newent | Gloucestershire | GL18 1NW

FINE & COUNTRY



Step inside

Ford House

This impressive home sits within a tranquil, edge of village location, enjoying large wrap-around grounds and a real sense of seclusion, whilst being within very easy reach of nearby market towns and road networks.

Ford House is exceptionally spacious, with six bedrooms to the first floor (two currently used as home offices), a family bathroom and two en-suites. To the ground floor is a spacious living room, kitchen-breakfast room, a cosy snug and a second wood panelled snug.

The property boasts an exceptional Leisure Complex, to include a 28' x 11'6" heated indoor swimming pool, with jacuzzi, shower facilities, a plant room and mini fridge. Next door is a spacious gym, measuring 22' x 12'. This wonderful addition to the property makes it an ideal home for the fitness enthusiast, or for families simply looking to enjoy the benefit of a year-round swimming pool for children and visitors alike. Both rooms offer access outside to a patio area overlooking the beautiful gardens.

Kilcot is a small village, situated right on the border of Herefordshire and Gloucestershire between the market towns of Ross-on-Wye and Newent. The village itself has a very popular pub-restaurant, and the village of Gorsley (roughly a mile or two away) has a highly regarded primary school, café, village hall and bus stop, as well as a pub serving Nepalese food.

Ross-on-Wye, Newent and Gloucester are all within easy reach, offering a range of options for schooling, shopping and leisure. The nearby countryside gives access to a range of beautiful walks, including around the iconic May Hill. There is a bus stop at the top of Ford House going to Newent, Ross and Ledbury.

The entrance hallway gives a welcoming first impression, with parquet flooring, staircase leading to first floor, cloak room with W.C and wash basin and storage cupboards for coats and boots.

The hallway leads into a lovely bright, spacious west facing living room, with French doors outside to a patio area. There is parquet flooring, windows to front and rear aspect and a dining area.

The kitchen is a generous size, with a breakfast seating area, plenty of cupboards and worksurfaces, Rangemaster cooker and a selection of appliances to include fridge-freezer, washing machine, tumble dryer and integrated dishwasher.

From the kitchen, a doorway leads through to a traditional farmhouse style garden room, with coal effect gas fireplace, fitted cupboard and bookshelves, and a door leading into a large rear facing porch. A door leads into a second snug, with beautiful dark pine panelling to the walls and another coal effect gas fireplace.



To the far end of the house, accessible from the kitchen, is an impressive Leisure Wing, comprising a spacious home gym, with sliding doors leading outside. From here, a doorway leads into the indoor heated swimming pool area, which comprises a 28' x 11'6" pool with a depth of 4'9", jacuzzi, shower facilities and W.C, with sliding doors outside to the sun terrace overlooking the beautiful gardens.

The first floor features a bright and open landing, with views over the front gardens through a long stained glass window. There is an airing cupboard housing the hot water tank, with fitted shelving, and also a loft access point.

There are six bedrooms in total. The primary suite is very spacious, and gives a lovely outlook over the rear gardens. There is an en-suite shower room and a large walk in wardrobe with fitted shelving and hanging space.

The main guest suite looks out towards the front of the house with garden views and an en-suite shower room. Of the additional four bedrooms, two are currently used as home offices, one of which features extensive fitted cupboards and desk space. The family bathroom is a good size, and features an extra large Villeroy & Bosch bath, wash basin, W.C and window to front aspect.

Agents Note: There are solar panels fitted and there is an EV charging point. There is a right of way through the grounds of this property.







Step outside

Ford House

The grounds of the property are really special, completely encircling the house on all sides and featuring an incredible array of different garden styles as well as some practical-use spaces.

Starting from the entrance to the property, a long sweeping driveway leads to the house, with plenty of parking to the front and side. There is also a detached double garage with remote controlled doors for additional parking and storage.

The largest section of the plot comprises of pasture land, containing an orchard with a selection of fruit trees and fringed by woodland to the boundaries.

One of the most beautiful features of the grounds is a thoughtfully designed Japanese garden, situated to the south west side of the house. This tranquil haven features a wildlife pond, Japanese style bridge, Japanese style arbour, with snowdrops blooming in the early spring.

There are plenty of places to sit and enjoy the peaceful surroundings, including a lovely, private south facing sun terrace with extendable awning, (accessible directly from the swimming pool) and a west facing side patio with lighting accessible from the living room.

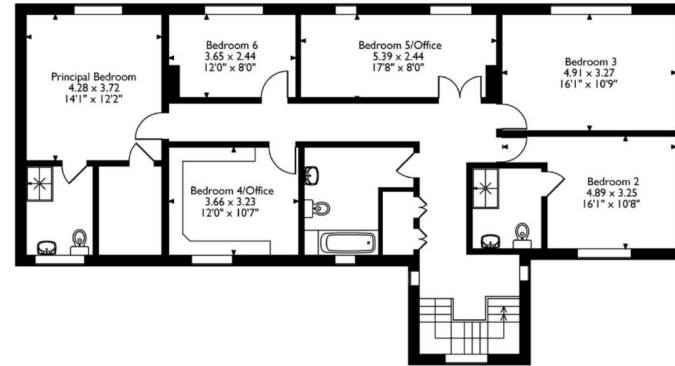
Other features of the grounds include a formal box hedge garden to the front of the house, Large greenhouse with raised beds adjacent, garden storage shed, sections of woodland and additional smaller areas of open field/pasture.

DIRECTIONS

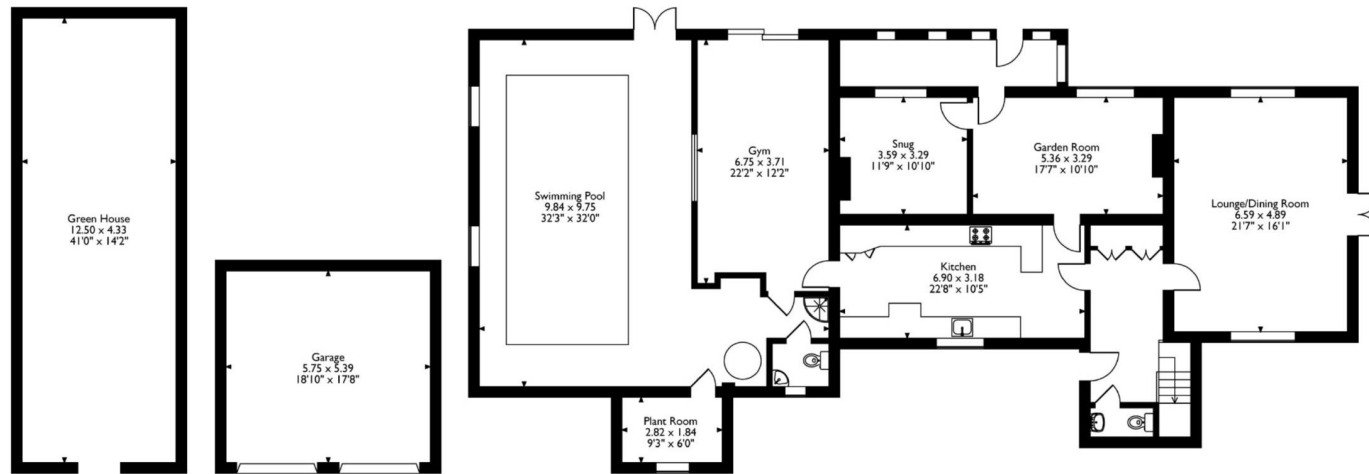
The best approach from Ross-on -Wye is on the M50 heading east, and taking the turning for Newent. Continue through the village of Gorsley, and after another mile or so you will enter Kilkot. Turn right at the crossroads and then right again down Ford Lane. The entrance to the property can be found on the left hand side, just after Ford Farm Holiday Cottages.



Approximate Gross Internal Area
 Main House = 349 Sq M/3757 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Outbuilding = 54 Sq M/581 Sq Ft
 Total = 434 Sq M/4672 Sq F



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL18 1NW | Tenure: Freehold | Tax Band: G | Authority: Forest of Dean Council | Heating: Gas LPG | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-100)	B		
(65-84)	C		
(50-64)	D		
(35-49)	E	48	51
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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