



**The Buckstone House  
Staunton**



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



## The Buckstone House, Staunton

This outstanding, classic country house overlooks the popular village of Staunton within easy reach of Monmouth and its renowned schools. Dating back to the 18th Century, it has 6 bedrooms and has been tastefully and sympathetically extended and updated over the years. The former Coach House is now a beautifully presented 2 bed cottage, with two parking bays set under. The grounds total 3.17 acres with a fenced paddock, attractive gardens, sun terraces, a tennis court, outdoor swimming pool and a long row of useful outbuildings, one used as an office.

The exterior is painted render with inset mainly double-glazed wooden windows (front windows have external louvred shutters), some are sashed with internal panelled shutters and there are wooden doors, all set under pitched tiled roofs. Internal features include; quarry tiled, flagstone and wooden boarded floors, moulded skirtings and architraves, stripped pine panelled doors and coved ceilings. Bespoke fully fitted, full height wardrobes to most bedrooms. Oil fired central heating with radiators throughout.

**The formal main entrance from the gravelled pathway is through a panelled front door into:**

### **PORCH:**

Window to side and door into:

### **LOBBY: 2.87m x 1.57m (9'5" x 5'2")**

Window to side overlooking the garden. Coat hooks. Roof access hatch. Secondary door into Reading room. Door into:

### **CLOAKROOM:**

Window to back. White suite comprising a low-level WC with high level cistern and pedestal wash basin.

**From porch, a wide arched opening into:**

### **OPEN PLAN HALLWAY/RECEPTION: 5.68m x 5.90m (18'8" x 19'4")**

Shallow arched opening with winding stairs up to galleried first floor landing. Door under to CELLAR: via stone steps and along a curved passage way opening to room: 5.21 x 3.35m (17'1" x 10'12"): with flagstone floor, painted stone walls, power & light. Recess with redundant stone steps.

**From hallway a feature wide shallow arch opens into:**



**RECEPTION ROOM: 3.54m x 4.13m (11'7" x 13'7")**

Window to side. Feature central fireplace with wooden pine surround and inset wood burner set on cut stone hearth. From hallway into;



**DRAWING ROOM: 5.11m x 5.39m (16'9" x 17'8")**

Two windows to front with panoramic views across the village and towards the church. Fireplace with cut stone surround and hearth with inset wood burner. Part glazed door into garden room. Wide opening with two sets of bi-fold doors into:



**READING ROOM: 3.83m x 4.64m (12'7" x 15'3")**

Window to front with seat and attractive views across the garden. Shelved recess. Secondary door into Lobby.



From entrance hallway door with glazed panel above into:

**OPEN PLAN KITCHEN/DINING AREA:**

**DINING AREA: 3.68m x 4.19m (12'1" x 13'9")**

Window to side with views across the courtyard. Two openings in central wall with purpose-built cupboards set under tiled worktops together with a wide opening into:



**KITCHEN AREA: 5.38m x 3.63m (17'8" x 11'11")**

Two large casement windows overlook the courtyard. On two sides are a range of bespoke painted panelled cupboards and drawers set under wooden edged ceramic tiled worktops with inset single drainer and stainless-steel sink. Space and plumbing for dishwasher. Matching wall units. A four-oven independently controlled electric Aga is set into a chimney recess. Door into:



**"L" SHAPED UTILITY ROOM:**

With window to side. Laminate worktop with inset single drainer sink. Plumbing for washing machine under and cupboards over. Space for tumble dryer. Ledged and braced door into:

**PANTRY:**

Window to back. Range of fitted shelving set over a cold shelf on a brick supports.

**From dining area into:**

**BOOT ROOM:**

Windows to back and side and part glazed external door leading out to courtyard. Door with feature-stained glass, leaded panel into:

**GARDEN ROOM: 5.84m x 3.59m (19'2" x 11'9")**

Windows to side overlook the paved terrace and to the front French doors and windows have views over the swimming pool to the village. High raked ceiling with two, long glazed panels.



From entrance hallway upstairs with winders and square balustrades and polished wooden handrail up to:

**GALLERIED FIRST FLOOR LANDING:**

"T-shaped" matching balustrading. Window to back overlooking the tennis court. Roof access hatch with ladder accessing a part boarded roof space. Doors into the following:



**BEDROOM FOUR: 4.14m x 2.73m (13'7" x 8'11")**

Window to side overlooking the tennis court. Recess housing fully tiled shower with mixer valve and head on adjustable rail. Full height, recessed, bespoke fitted wardrobes along one wall with panelled doors providing shelving and storage and hanging space, one housing a vanity wash basin.



**BEDROOM THREE: 3.40m x 4.24m (11'2" x 13'11")**

Window to side with garden views. Full height, recessed bespoke fitted wardrobes along one wall with panelled doors providing shelving and storage and hanging space.



**BEDROOM FIVE: 3.65m x 3.57m (11'10" x 11'7")**

Window to side with views over the courtyard. Two pairs of panelled doors into recessed shelving and hanging rails with cupboards at high level.



**BEDROOM SIX: 2.50m x 4.14m (8'2" x 13'7") Max**

"L-shaped" with window to side with garden and tennis court views. Pair of doors into recessed wardrobe with hanging rail and shelving.

**FAMILY BATHROOM:**

Window to back. White suite comprising a low-level WC, Victorian style pedestal wash basin with tiled splashback and Victorian style bath with separate shower head set into a fully tiled recess.



**CLOAK ROOM:**

Low level WC and wall mounted wash basin with tiled splashback.

**BEDROOM TWO: 5.52m x 2.92m (18'1" x 9'7")**

Window to front with garden and village views. Two pairs of panelled doors into recessed wardrobe with hanging rails, shelving and cupboards at high level. Central recess with vanity unit. Pivot door into fully tiled shower with mixer valve and head on adjustable rail.



**PRINCIPAL BEDROOM SUITE: 4.56m x 3.71m (14'2" x 12'2")**

Two windows with views over the garden to the village. Three pairs of doors into full height, bespoke, recessed wardrobe with hanging rail and shelving. Door into:



### EN-SUITE BATHROOM:

Window to side. White suite comprising a low-level WC, pedestal wash basin and bath with mixer taps and separate handheld attachment. Ceramic tiling to walls to dado height to three sides.



### OUTBUILDINGS:

At right angles to the house is an impressively long stone outbuilding facing the courtyard, which is divided up into a range of very useful storage bays. Most have flagstone flooring, power and light and have inset wooden framed windows and doors set at the front, all under a mono-pitched slate roof. One bay has French doors leading into: **OFFICE/STUDY: 4.85 x 3.31m (15'11" x 10'10")**: Bespoke L-shaped desk, fitted shelving and carpeted flooring. Power and light. Set to the side of the kitchen is a stone outbuilding housing the oil fired, floor standing boiler room providing domestic hot water and central heating with radiators throughout. There is also a useful gardener's WC set at the back.

**From the lane a pair of wrought iron gates are set into the stone boundary wall, opening onto a large gravelled parking and turning area in front of the;**

### FORMER COACH HOUSE:

Constructed in stone with inset double-glazed windows and doors set under a pitched tiled roof. Internal features include a combination of stone tiled and polished boarded flooring, panelled wooden doors and moulded skirtings and architraves.



Set to one side is an open carport for two vehicles with window to side and lighting and a door leads into an understairs utility space with plumbing for washing machine.

**The entrance to the cottage is through a panelled door with curved glazed panel over into:**

### OPEN PLAN KITCHEN/HALLWAY: 2.88m x 2.77m (9'5" x 9'1")

Window to front with stone sill. "L-shaped" slate worktops with Belfast sink and mixer tap, a tiled splashback surround and inset electric hob with oven under together with panelled cupboards and drawers. Matching wall units with filtration unit above hob. Door into boiler cupboard with wall mounted Bosch LPG gas fired boiler. Door into:





#### **SHOWER ROOM:**

Window to back. White suite comprising a low-level WC, pedestal wash basin and pivot door into fully tiled shower enclosure with mixer valve and head on adjustable rail. Ceramic tiling up to dado height.

#### **BEDROOM TWO: 2.97m x 3.51m (9'9" x 11'6")**

Window to front and side with views towards the village. A pair of doors into a bespoke wardrobe with shelving, hanging rail and cupboard at high level.

**From open plan kitchen/hallway up staircase with wooden treads, square newels and balustrades and half landing up to:**

#### **LIVING/DINING ROOM: 8.15m x 3.90m (26'9" x 12'10")**

Dual aspect windows to back and front with garden views. Part raked ceiling with attractive feature purlins and roof trusses. LPG wood-burner, styled stove set on a stone hearth. Door into:



#### **BEDROOM ONE: 4.75m x 4.60m (15'7" x 15'1") average**

Window to side and front with garden views. A pair of doors open into recessed cupboards and wardrobe. Door set at an angle into:



#### **BATHROOM:**

Raked ceiling with Velux roof light. A white suite comprising a low-level WC, pedestal wash basin, panelled bath with shower head over and mixer valve. Two pairs of feature mirror fronted doors into shelved recess with cupboards. Ladder style radiator. Ceramic tiled flooring.

#### **GROUNDS AND GARDENS:**

Totalling 3.17 acres, the grounds and gardens are set on three sides of the house with large areas of lawn interspaced with mature shrubs, trees and planted borders. An extensive flagstone paved sun terrace is set off the sunroom and is bounded by stone retaining walls. The swimming pool is set down at the front accessed by stone steps down to a wrought iron gate. The pool is lined and has a curved end that is surrounded by flagstone terrace, bordered by a low rose hedge. The tennis court is full size with a high wire fenced surround and a professional laid playing surface. Adjacent to this is a greenhouse and alongside the boundary wall is a sheltered vegetable growing area. From the front lawned terrace, stone steps lead down to a five-bar gate into the paddock with a wooden field shelter. To one side is a small single storey building that houses the filtration plant for the swimming pool. The western boundary is a high stone boundary wall alongside the lane that leads up to The Buckstone House.

#### **SERVICES:**

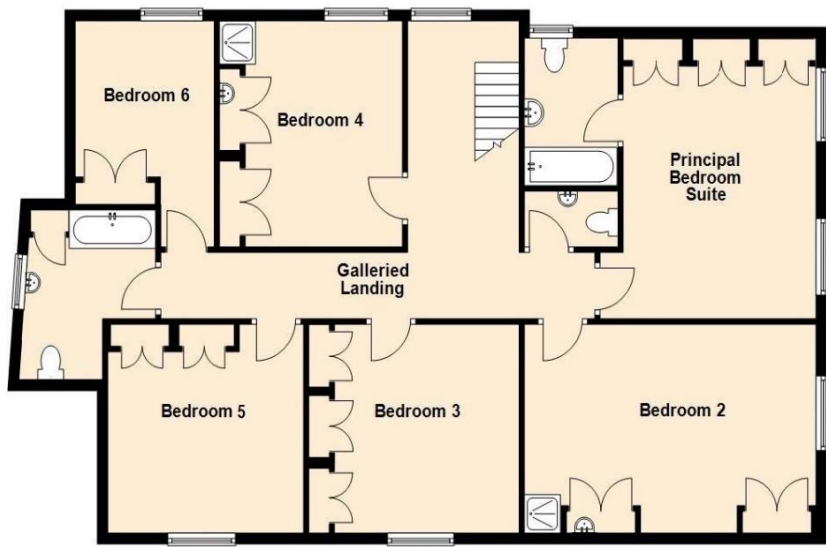
Mains water, electricity, private septic tank drainage. Oil fired central heating. Council Tax Band G. Fast Fibre Broadband. EPC E.

#### **DIRECTIONS:**

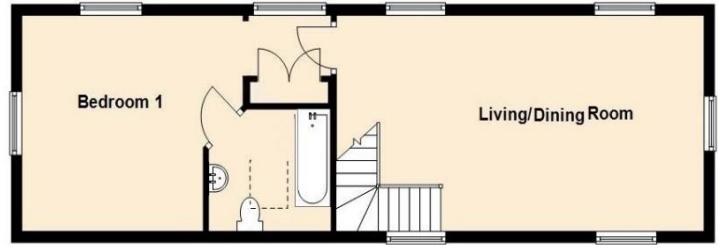
From Monmouth take the A4136 towards Gloucester and The Forest of Dean. Stay on this road for approximately 4 miles and on the right-hand bend approaching the village of Staunton, turn sharp right up the lane and The Buckstone House is a short distance on your left set behind the high stone boundary wall.



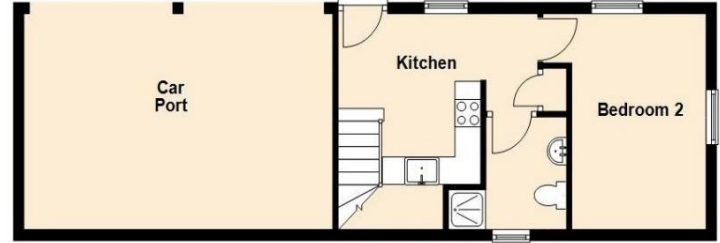
**Asking price of £1,570,000 Freehold**



**First Floor**  
Approx. 186.1 sq. metres (2003 sq. feet)



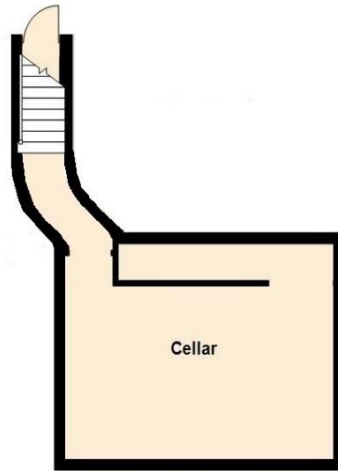
**First Floor**



**Ground Floor**  
**Coach House**



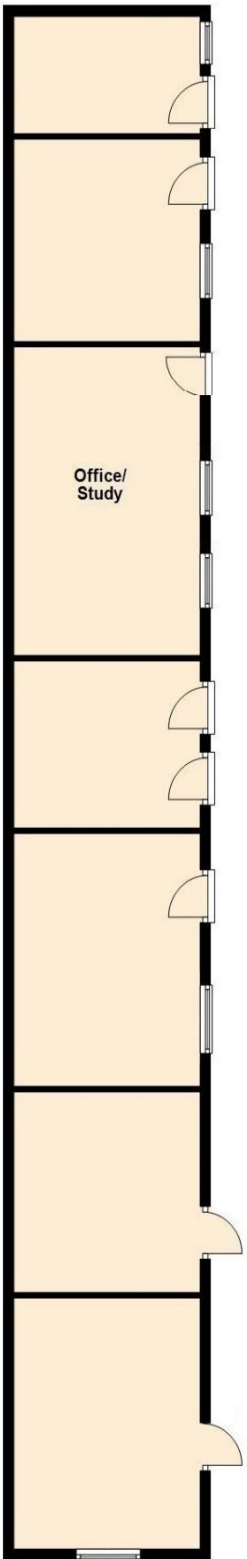
**Ground Floor**  
Approx. 332.7 sq. metres (3580.9 sq. feet)



**Basement**  
Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 543.7 sq. metres (5852.4 sq. feet)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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