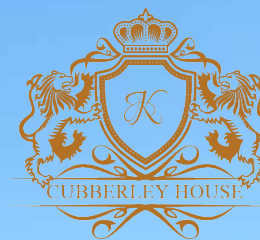


# CUBBERLEY ESTATE

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## A HISTORIC RETREAT WITH MODERN LUXURY

Step into Cubberley Estate, a stunning fusion of aristocratic heritage and modern elegance. Spanning 110 acres of idyllic countryside near Ross-on-Wye, this estate has been home to some of England's most notable families, including descendants of the 5th Duke of Beaufort. With a history dating back to the 13th century, Cubberley offers a rare chance to own a piece of England's noble past, while enjoying contemporary luxury.

Rebuilt by Lord Greville Janner in 1968, the grand Regency-style mansion seamlessly blends historic charm with modern sophistication. Expansive reception rooms, luxurious en-suite bedrooms, and state-of-the-art kitchens are set against

panoramic views of beautifully landscaped gardens, woodlands, and exclusive fishing rights on the River Wye.

From outdoor pursuits like horse riding and clay-pigeon-shooting, to hosting grand gatherings, Cubberley Estate is designed for those who seek both prestige and serenity.

Secluded yet well-connected, Cubberley Estate is more than a home—it's a journey through centuries of history, offering a legacy of nobility and timeless luxury awaiting its next chapter.



## WYE VALLEY: NATURE'S MASTERPIECE

---

The Wye Valley, an Area of Outstanding Natural Beauty (AONB), is one of England's most unspoiled regions, renowned for its sweeping views & unique natural features.

Its iconic River Wye, ancient woodlands, and wildlife-rich meadows offer a serene escape, while its untouched landscapes provide a sense of timeless tranquillity rarely found elsewhere.

This is a place where history, nature, and peace converge, creating an unparalleled backdrop for those seeking harmony with the countryside.

The Wye Valley's rich biodiversity and dramatic vistas make it a truly exceptional setting in the heart of the English countryside.





## **ROSS-ON-WYE: THE JEWEL OF THE WYE VALLEY**

---

At the heart of this stunning region lies Ross-on-Wye, a historic market town known for its medieval charm, Tudor-era buildings, and rich history.

Credited as the birthplace of British tourism, its streets offer cultural richness against the backdrop of breathtaking countryside.

With panoramic views and a perfect blend of natural beauty and heritage, Ross-on-Wye stands out as a unique gateway to the Wye Valley.

Just beyond the town lies the prestigious Cubberley Estate, where luxury and tranquility combine, offering a private retreat in the heart of the stunning English countryside.











## Cubberley Estate 1733

### Deeds and papers for **Cubberley** Estate, 1733-1906

Reference number	B32/1-106
Level	Series
Date(s)	1733-1906
Scope and content	Deeds and Papers for the <b>Cubberley</b> Estate, freehold and part copyhold of the Manor of Ross Foreign. The property was acquired by W. H. Collins, who added to it other properties, notably at West End and at Aylmarsh Common.
Extent	106 docs.

Herefordshire Archives

## Cubberley Estate History

HEREFORDSHIRE.  
TO BE LET,  
OR SOLD BY PRIVATE CONTRACT.  
With immediate Possession,  
A VERY desirable ESTATE, situate about One Mile from the Town of Ross, near the Banks of the River Wye; a New-built HOUSE, consisting of Two Parlours, with Marble Chimney Pieces, one 20 by 14, 11 ft. high, with Painted Glass Windows; the other 16 by 14 ft. and 11 ft. high; Three excellent Bed-rooms, 10 ft. high; and Two Servant's Bed-rooms; Two Kitchens, Three Cellars, Brew-house, Dairy, a never-failing Pump of good Water, Coach-house, Two Stables, Granary, Cheese-room and Cider-mill; likewise a Cold Bath, small Fish Pond, Green-house, large Garden, Shrubbery, and Twenty-eight Statute Acres of rich Arable, and Meadow Land, with Young Plantations on the same; any Gentleman Fond of Agricultural amusement will find this worth attending to.  
Letters addressed (Post-paid), to Mr. Wilson, Cubberley, near Ross, will be duly attended to.  
*In the Matter of JOHN CLARKE, a Bankrupt.*

Hereford Journal – 08<sup>th</sup> September 1819

## Cubberley History (Collins)

Collins, of Knaresborough, co. York, and has, with other issue, \* William Fellowes, b. 1865.  
Mr. Collins, who was educated at the Charterhouse, is a Dep.-Lieut. for W. Riding of Yorkshire; was formerly Capt. Knaresborough Volunteer Infantry, and Wakefield Militia.—*Kirkman Bank, Knaresborough.*

**COLLINS, WILLIAM HUTCHESON, Esq.,** of Cubberley, Herefordshire.

Second son of the late John Stratford Collins, Esq., of Wythall Walford, by Elith, dau. of Philip Jones, Esq.; b. 1828; m. 1852 Laura Elizabeth, eldest dau. of the late John Hancock, Esq., of Wolverley Court, co. Worcester, and has issue. Was formerly in the Herefordshire Militia.—*Cubberley House, Ross.*

**COLLINS.** (See *Wood-Collins*.)

**COLLINS-SPLATT, HENRY, Esq.,** of Brixton, Devonshire.

Second son of the late Richard Collins, Esq., of Exeter, by Mary, dau. of the Rev. John Marshall, of Exeter; b. 1800; assumed the name of Splatt on inheriting

The County Families of the UK, 1871

## Water For London

**Water For London**  
Ross Rural Council were informed of a scheme for taking water from Wales to London by an aqueduct. It would enter the parish of Ross at the Weir end, pass by Cubberley House, along the bottom of Lincoln, through Mr. Turner's meadow at Tudorville, and tunnel under the wood, coming out either at Hope Mansell or Weston-under-Penyard.  
Councillors felt the scheme would improve the Wye. The Welsh hills accumulated enormous quantities of water in rainy seasons, and it was the intention of the scheme to collect this flood water, and store it in lakes and reservoirs to supply London. If adopted, the scheme would in a measure prevent disastrous floods in the Wye, and while the aqueduct was being constructed it would certainly improve the trade of Ross.

Ross Gazette – 31<sup>st</sup> December 1959

## Cubberley History (Somerset)

Sheil John Francis Arthur St. Maur, 2 Park road, Ashfield  
Shepherd Thomas Scott M.B. Merton house, Edde Cross street  
Skippon Joseph, Ellerslie, Ryefield rd  
Small A. Pole, 10 Gloucester road  
Smith Albert, Bank view, Weston gro  
Smith Miss, 17 Brookend street  
Smith Miss, Palmerston house, Palmerston road, Ashfield  
Somerset Hy.Chas. Fitzroy, Cubberley  
Southall Henry J.P., F.R.Met.Soc., F.R.H.S. The Graig, Ashfield  
Sowersby Atkinson Gates, 22 Wye st  
Sparrow Alex. Green heys, Ashfield  
Spence Robert Stuart, Sandringham villas, Walford road, Ashfield  
Stevenson Handley, Capital & Counties Bank. High street.

Herefordshire Archives – 1908

## Finest Classical House of the Decade

COUNTRY LIFE—SEPTEMBER 25, 1969  
**fred Savill, Curtis & Hens**  
HEREFORDSHIRE  
15 miles north of Ross, Herefordshire GL 10 1LN  
CUBBERLEY, ROSS-ON-WYE  
The finest of ground.  
Possibly the finest classical house of importance to be built this decade and providing a rare opportunity for a purchaser to complete to his own requirements.  
3 winged house, 11 bedrooms, 6 bathrooms, 10 en suites.  
Extensive grounds: swimming pool, 100-ft. tennis court, garden and paddock.  
ABOUT 10 ACRES FREEHOLD.  
JAMES SUTCLIFF, CROFT & BOND, 1, MARK LANE, LONDON, W.1 (Tel. 01-462 1221)

Country Life – 25<sup>th</sup> September 1969

## Edward's Garden at Cubberley

**GARDENER**  
part-time or pensioner required at  
**CUBBERLEY**  
Apply:  
**T. EDWARDS**  
HIGH WILLOWS, GREYTREE  
Ross 3442  
**THE CHASE HOTEL**  
ROSS-ON-WYE

Ross Gazette – 4<sup>th</sup> October 1973

## Cubberley Gardens

**ROSS CONSERVATIVES PARTY**  
**CUBBERLEY GARDENS**  
By kind invitation of the Rt. Hon. Lord Greville  
**SATURDAY, 9th AUGUST**  
5 p.m.  
Admission 15p Children 5p  
**PLANT & BOTTLE STALLS**  
**REFRESHMENTS**  
**SWIMMING 10p**

Ross Gazette – 7<sup>th</sup> August 1975

## Cubberley Whittaker Collection

The Roger Whittaker Collection  
**SOTHEBYS**  
London Monday 12 July 1999

Sotheby's – 12<sup>th</sup> July 1999

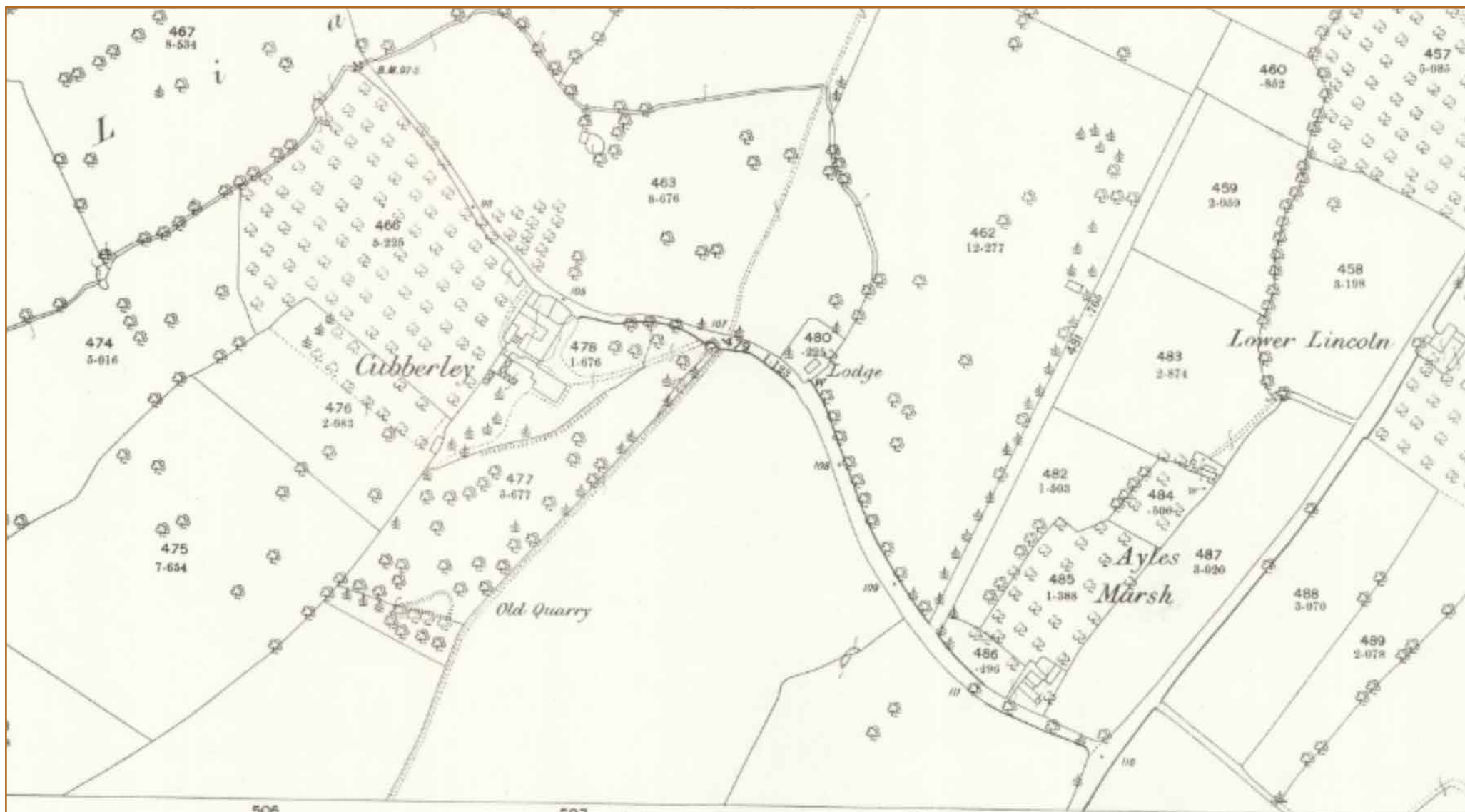
# CUBBERLEY HISTORY

Cubberley, with roots dating back to the 13th century and the prestigious Cubberley family, is a true symbol of English heritage.

First listed for sale in 1733, the estate has since been home to prominent aristocratic families, including the Collins family, Esq., and descendants of the 5th Duke of Beaufort, the Somerset family, who expanded its lands and legacy over the centuries.

Rebuilt in 1968 by Lord Greville Janner, the estate's grandeur was preserved, and later further elevated by renowned singer Roger Whittaker and the Kronsbein family, shaping it into the exquisite property it is today. A symbol of English nobility and timeless elegance.





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*Zincographed and Published at the Ordnance Survey Office, Southampton, 1883.*  
*The Altitudes are given in Feet above the assumed Mean Level of the Sea at Liverpool which is 0-650 of a Foot below the general Mean Level of the Sea.*  
*Altitudes indicated thus (B.M.\* 547) refer to Bench Marks on Buildings, Walls, &c. those marked thus (\* 52) to surface levels.*

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*Feet 100 0*



# Properties



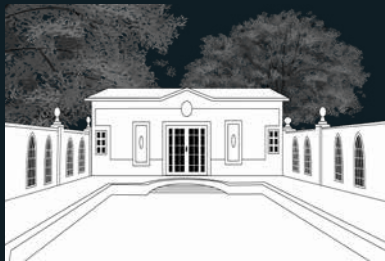
CUBBERLEY HOUSE



AYLESMARSH COTTAGE



THE LODGE



WELLNESS CENTER



ESTATE OFFICE



STABLES & CLOKTOWER

RESIDENCES		BUILDINGS				OTHER			
1	Cubberley House	4	Wellness Center	7	Greenhouse	8	Garage 2	11	Shed 2
2	The Lodge	5	Estate Office			9	Gate House	12	Shed 3
3	Aylesmarsh Cottage	6	Stables & Clocktower			10	Shed 1		



# CUBBERLEY HOUSE

## TIMELESS COUNTRY LIVING

---

At the heart of the prestigious Cubberley Estate, Cubberley House stands as a masterpiece of British country living. Rebuilt in 1968, it was celebrated as the „House of the Century“ for its extraordinary blend of historic charm and modern sophistication.

The grand gallery entrance welcomes you into a series of elegant rooms, including the magnificent Blue Room, a noble dining room, private library, and the refined Cubberley Bar—spaces designed to offer both grandeur and intimacy.

With expansive family suites, guest accommodations, and breathtaking views over formal gardens and open countryside, Cubberley House offers an unrivaled blend of privacy, prestige, and timeless beauty. A truly distinguished residence, it captures the very essence of refined country living in the heart of England.









## Main House

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		

## Cottage

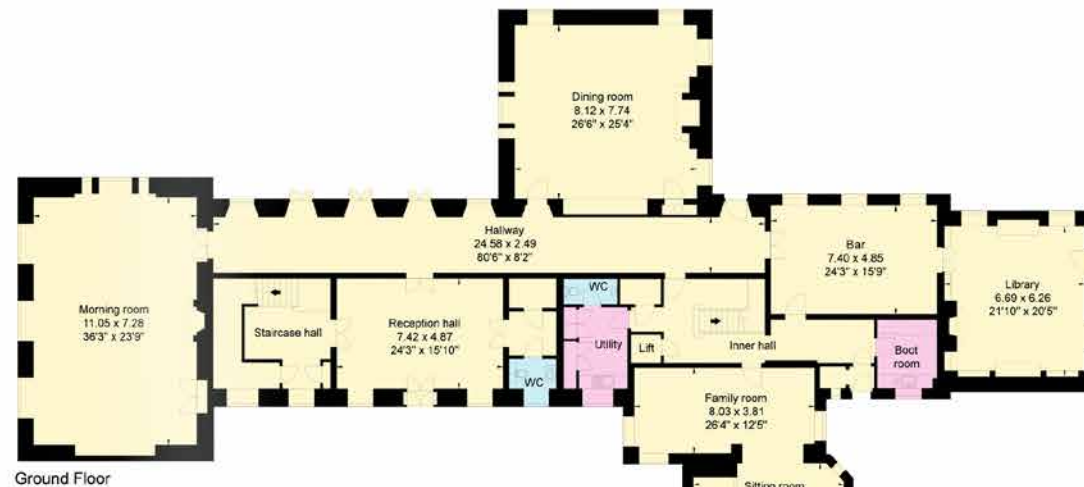
### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		

## Lodge

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		

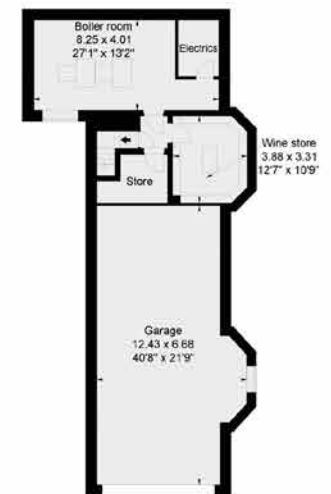


Ground Floor

## Cubberley House Ross on Wye

APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 House: 1,153 sq m (12,413 sq ft)  
 Office building: 74 sq m (796 sq ft)  
 Leisure building: 67 sq m (724 sq ft)  
 Outbuilding: 68 sq m (733 sq ft)  
 Total: 1,362 sq m (14,666 sq ft)  
 © Cetewold Plans Ltd. 01366 430178  
 14.7.2015 ma/9132

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.



Lower Ground Floor









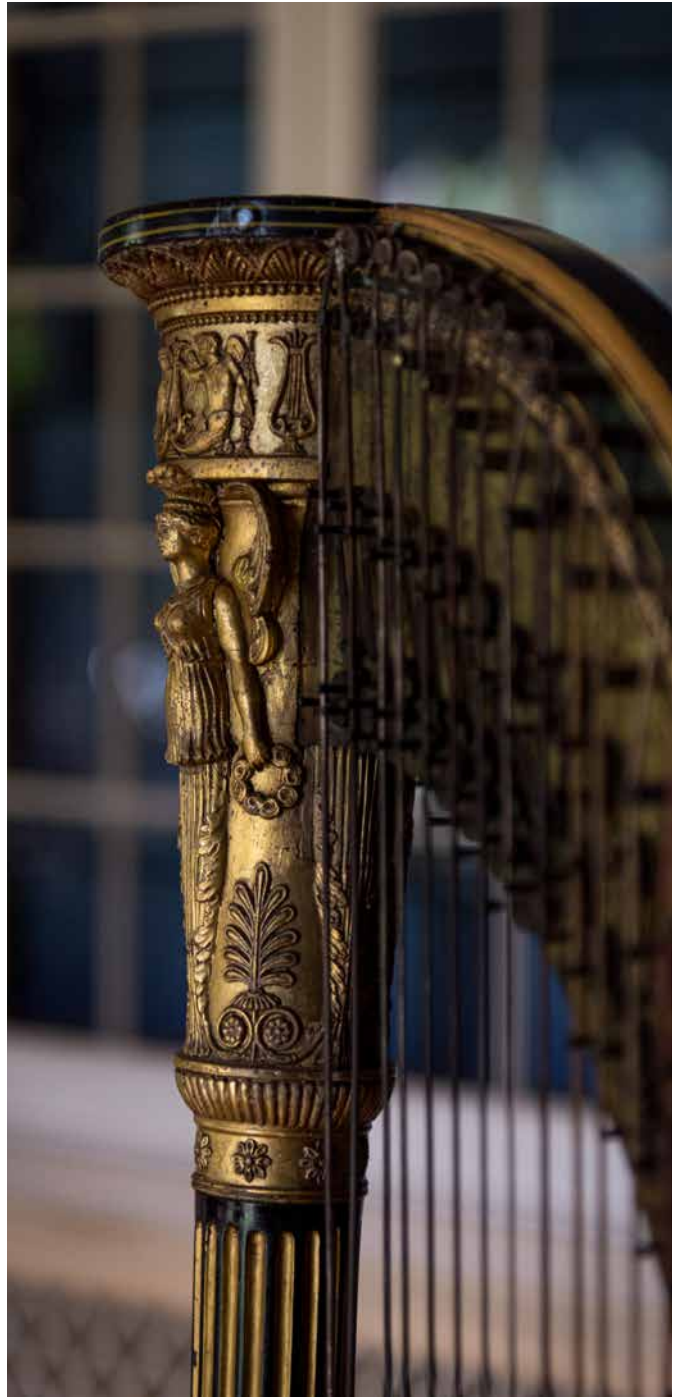








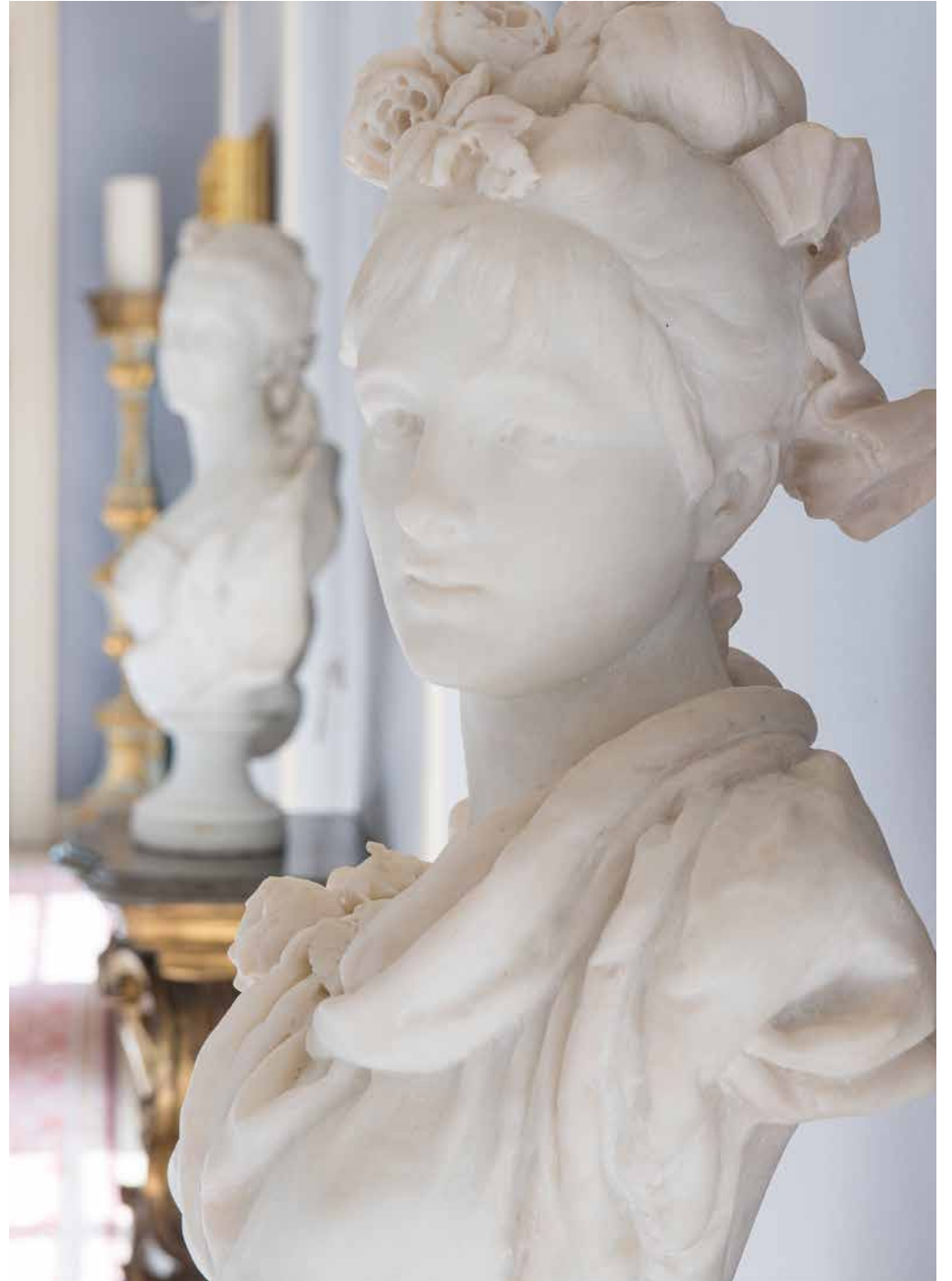












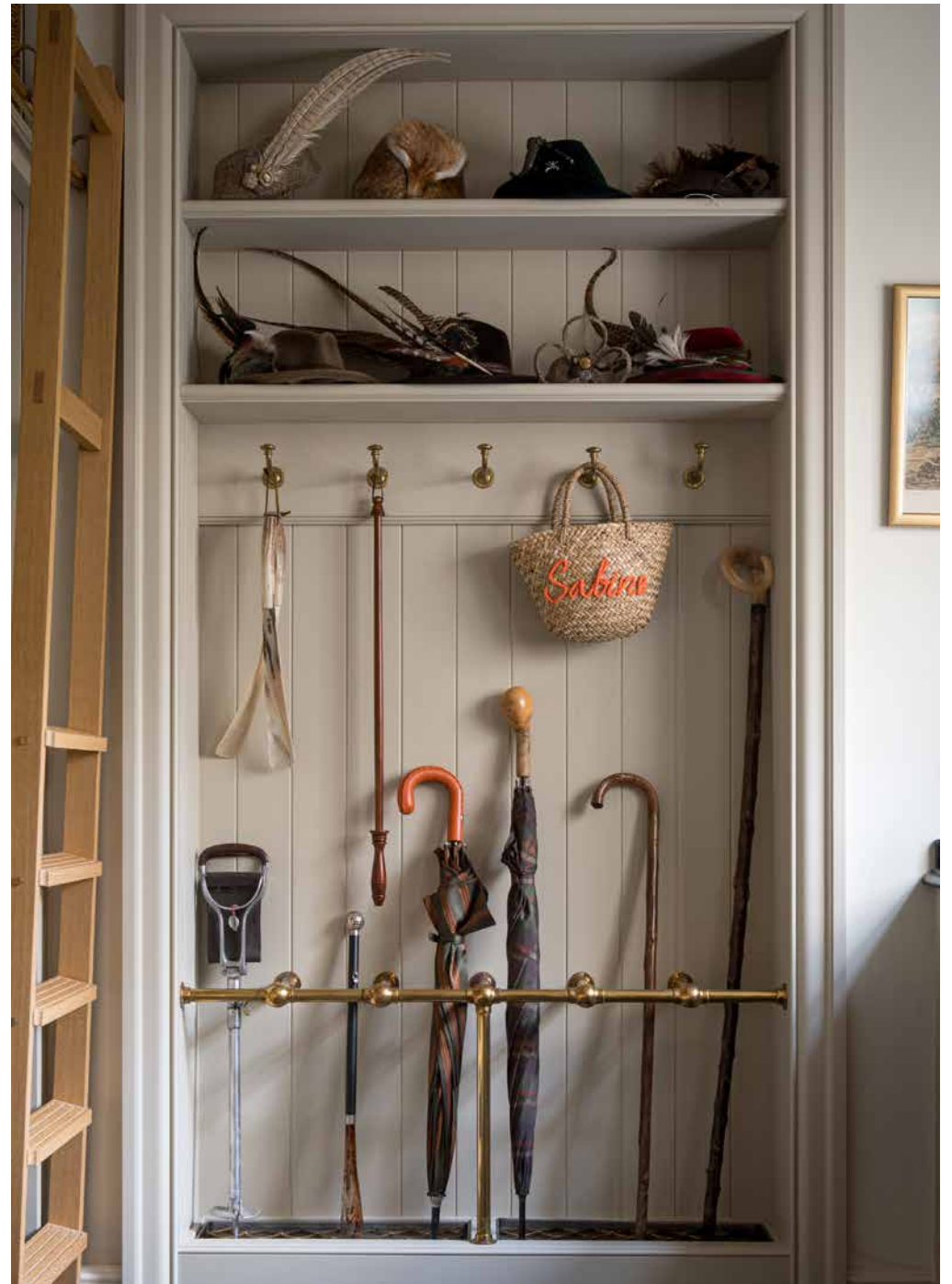








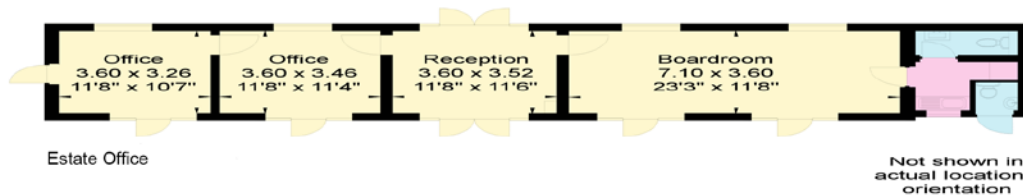
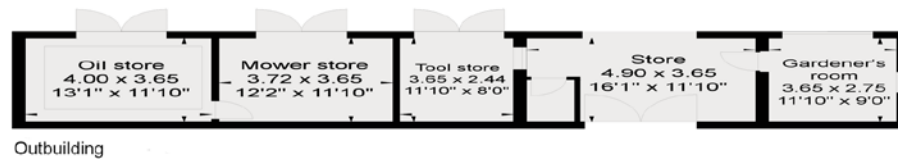
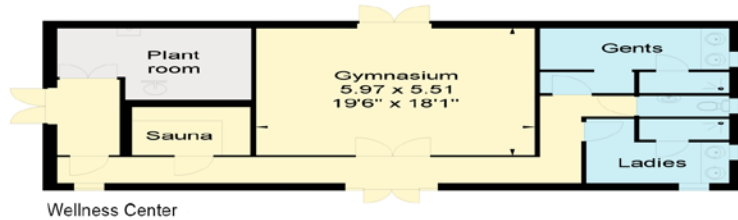
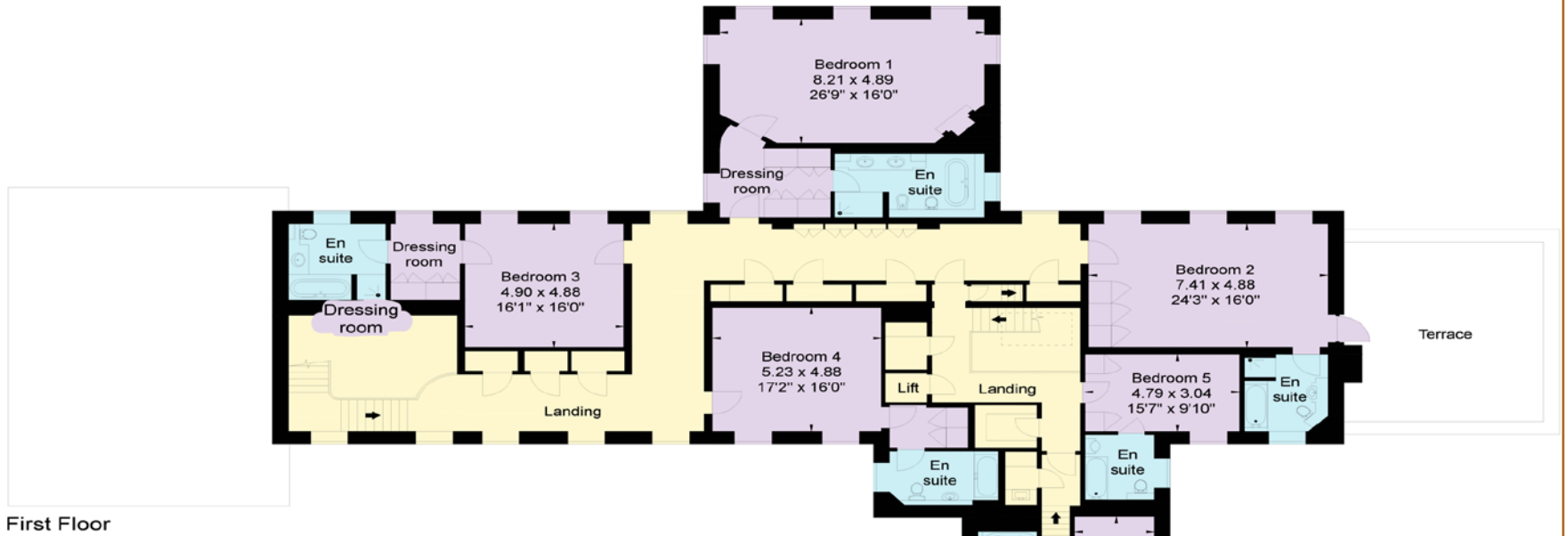








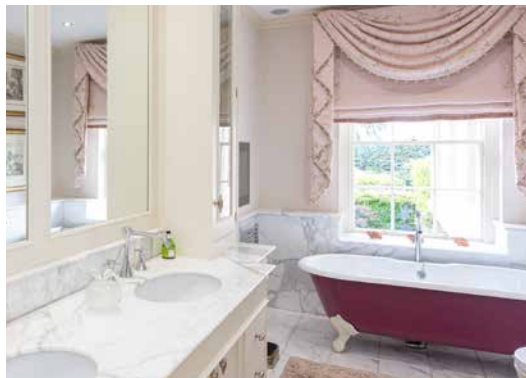












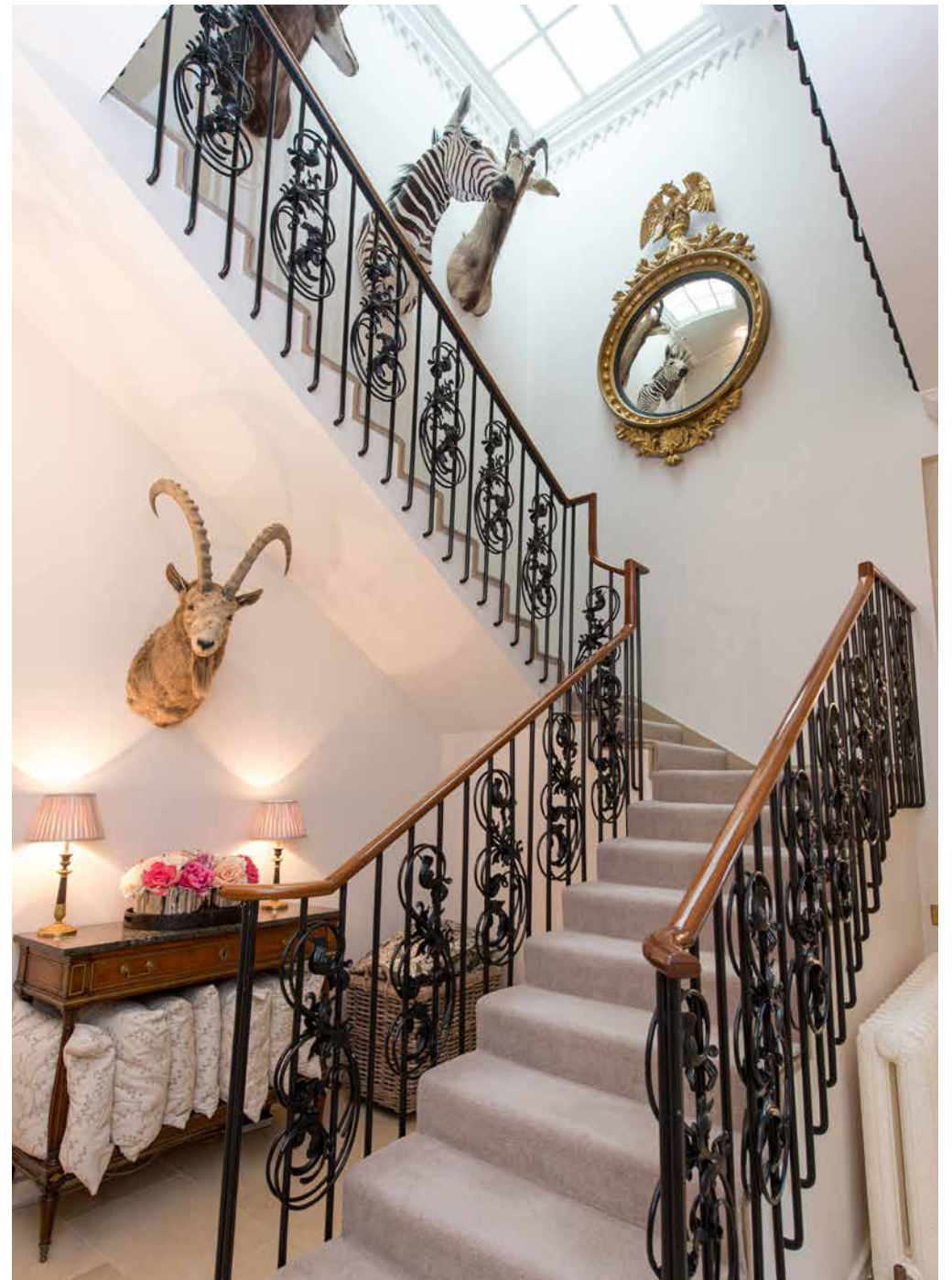
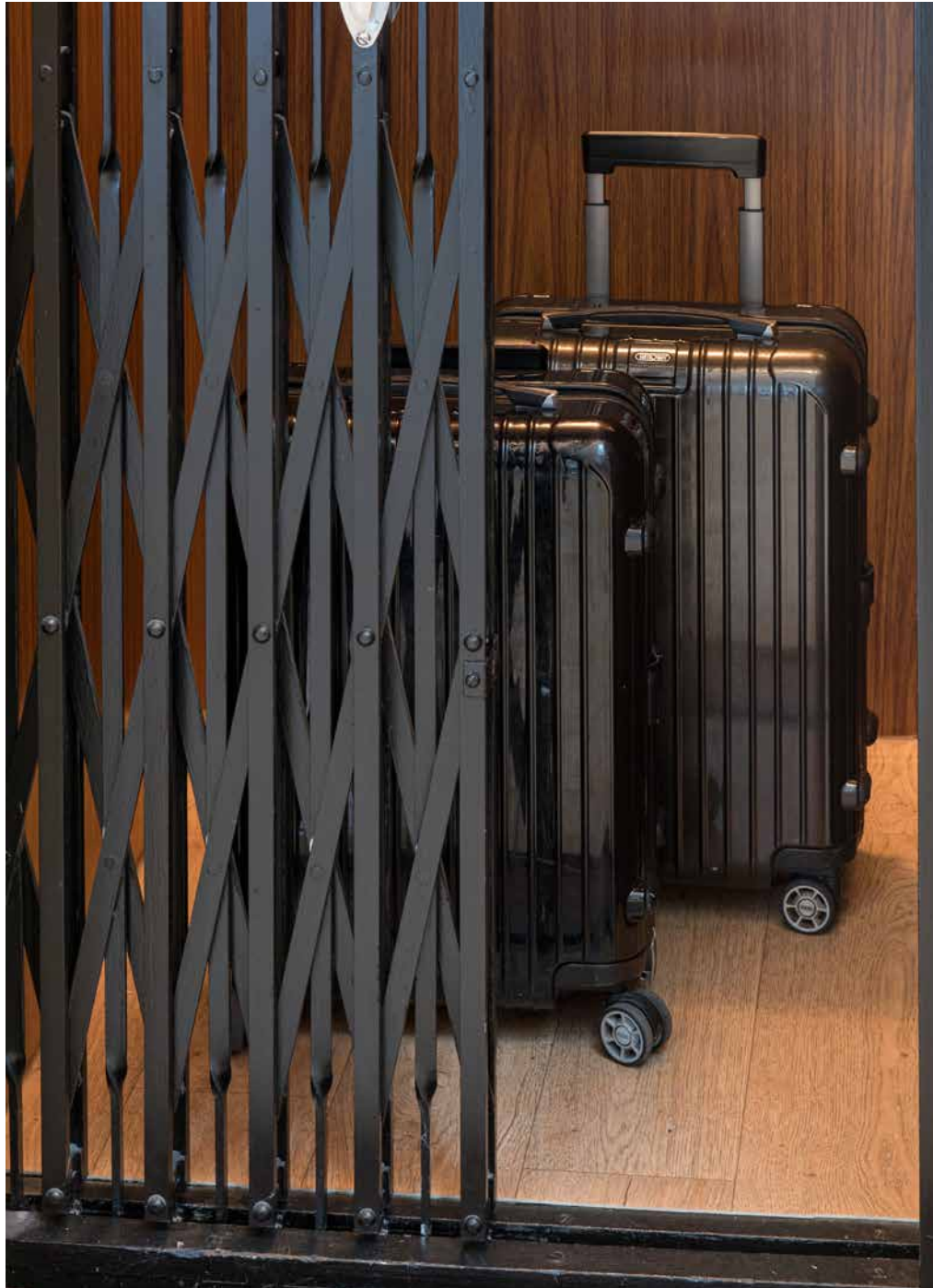
















## EXCLUSIVE WELLNESS RETREAT

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The Wellness Center at Cubberley Estate has earned a reputation for its serene elegance and luxurious amenities.

Featuring a 20-meter swimming pool, tennis court, sauna, Technogym equipped gym, changing rooms and an outdoor hot tub overlooking peaceful countryside views, it offers an inviting sanctuary for relaxation and rejuvenation.

Whether enjoying a workout in the state-of-the-art gym, unwinding in the sauna, or simply soaking in the beauty of the surroundings, the Wellness Center provides the perfect blend of luxury, comfort, and tranquility.























# A YEAR OF BEAUTY AT CUBBERLEY

---

Cubberley Estate offers an extraordinary blend of refined living, natural beauty, and year-round experiences. Set on 52 hectares of stunning countryside, the estate unfolds through the seasons, providing endless opportunities to enjoy its diverse landscapes, rich history, and luxurious amenities.

In **spring**, Cubberley comes alive with new life and vibrant colors. The formal gardens are awash with blooming David Austin roses, while the secret garden offers a tranquil escape amidst the blossoming greenery. The koi pond, surrounded by lush greenery, provides a serene backdrop, while the estate's many terraces—whether in front of the Blue Room, Cubberley Bar, or the kitchen courtyard—invite outdoor dining and relaxation. In the meadows, baby sheep and ducklings thrive, adding to the charm of the estate.

**Summer** at Cubberley is a true retreat. The Wellness Center, featuring a 20-meter swimming pool, tennis court, and Technogym equipped gym, becomes a hub of activity, while the outdoor hot tub offers a perfect place to unwind. The estate provides a charming spaces for outdoor gatherings, overlooking peaceful meadows and ancient woodlands. Alpacas roam the open fields, while the estate's woodland and meadows are alive with wildlife, from deer to muntjac, pheasants, and hedgehogs.

Throughout the year, Cubberley Estate offers a unique combination of luxury, history, and nature, making it an extraordinary place to call home. From the grand Cubberley House to the charming Aylesmarsh Cottage and The Lodge, the estate invites you to experience the beauty and tranquility of the English countryside in every season.

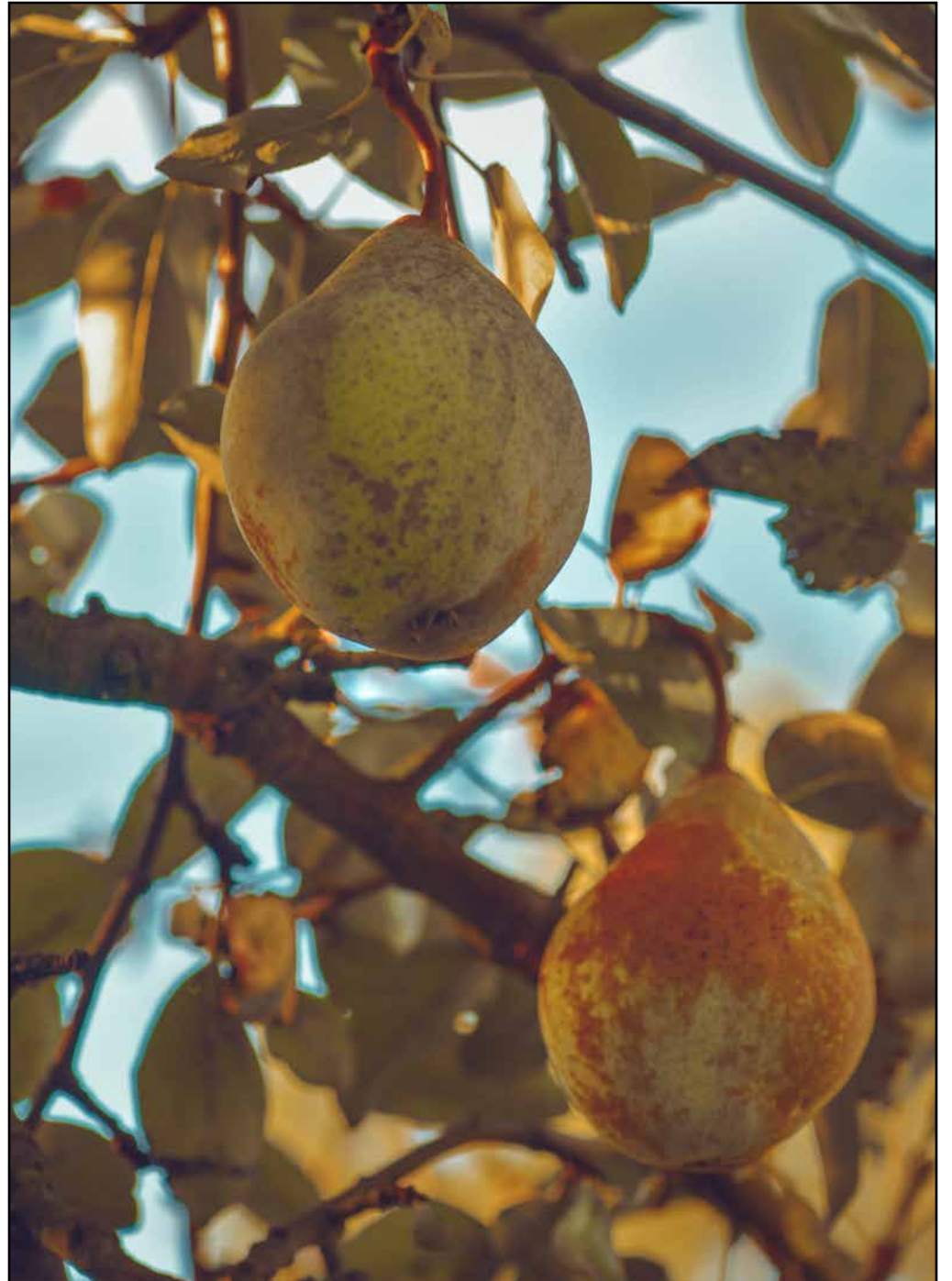
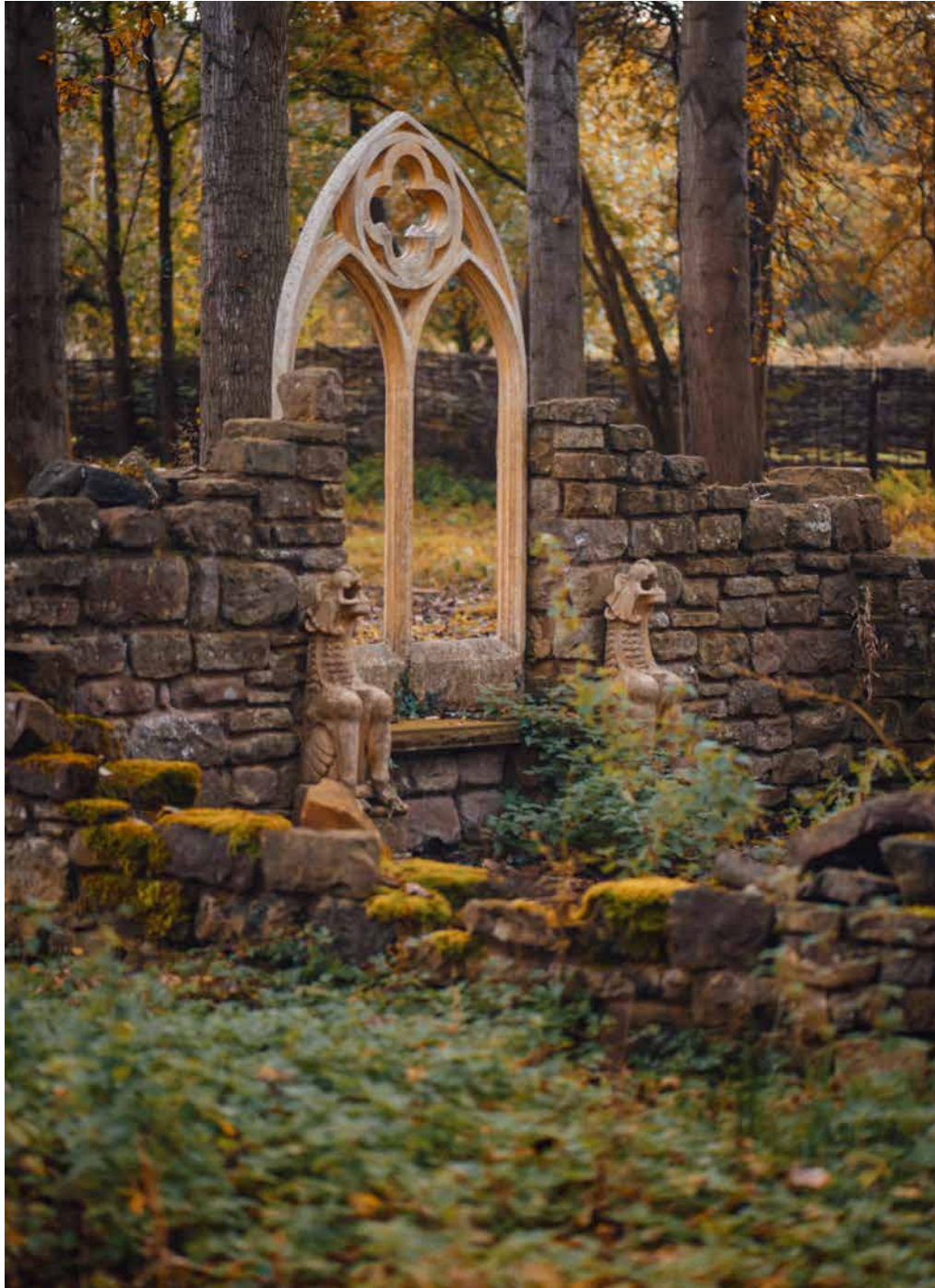
As **autumn** settles in, Cubberley transforms into a palette of golds and reds. The estate's ancient oak trees & historic orchard, stand proudly amidst the autumn hues. It's the perfect time for foraging, with a wide variety of mushrooms appearing throughout the woodland, along with sloe berries, hazelnuts, chestnuts, and elderberries. The estate's riverbanks beckon for quiet days of fishing, while the clay pigeon shooting range offers an exhilarating countryside pursuit.

**Winter** brings a serene beauty to the estate. Frost-covered gardens & terraces create a peaceful, reflective atmosphere, while the woodland reveals its historic quarry and becomes a haven for wildlife, including rabbits and foxes. Inside, the warmth of Cubberley House beckons, with its grand rooms and cozy corners, perfect for gathering around the fire. The estate's 80m<sup>2</sup> greenhouse continues to flourish, offering fresh produce even in the cold months, while the nature outside lies in rest, waiting for the cycle to begin anew.













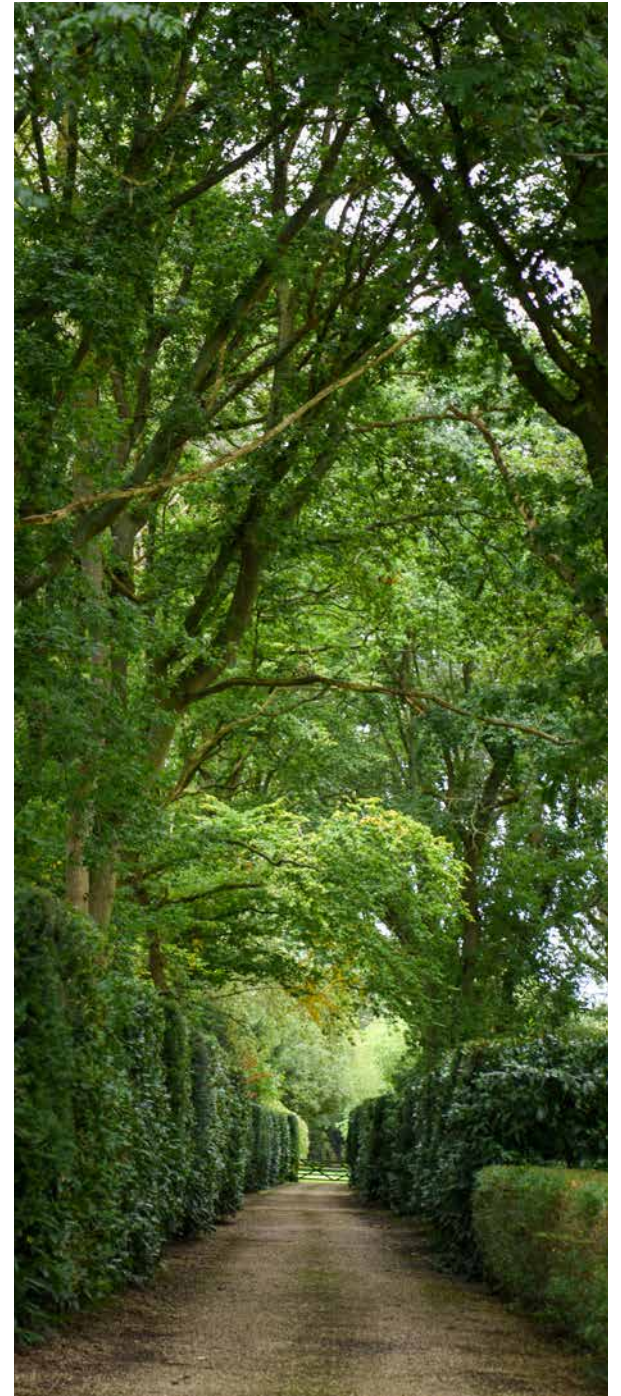
## AYLESMARSH COTTAGE A CHARMING COUNTRY HOME

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Aylesmarsh Cottage, located by the entrance of the prestigious Cubberley Estate, offers a perfect blend of elegance and comfort in a countryside setting. With stunning views of the estate's sheep meadows and ancient woodland, this beautifully appointed home features a fully equipped kitchen, a cozy living room, and a light-filled orangerie leading to two terraces. The spacious, private garden provides a peaceful retreat for relaxation.

Upstairs, three charming bedrooms offer a tranquil escape for family or guests, ensuring comfort in every corner. Surrounded by natural beauty, Aylesmarsh Cottage delivers a true countryside living experience, combining privacy, charm, and captivating views.





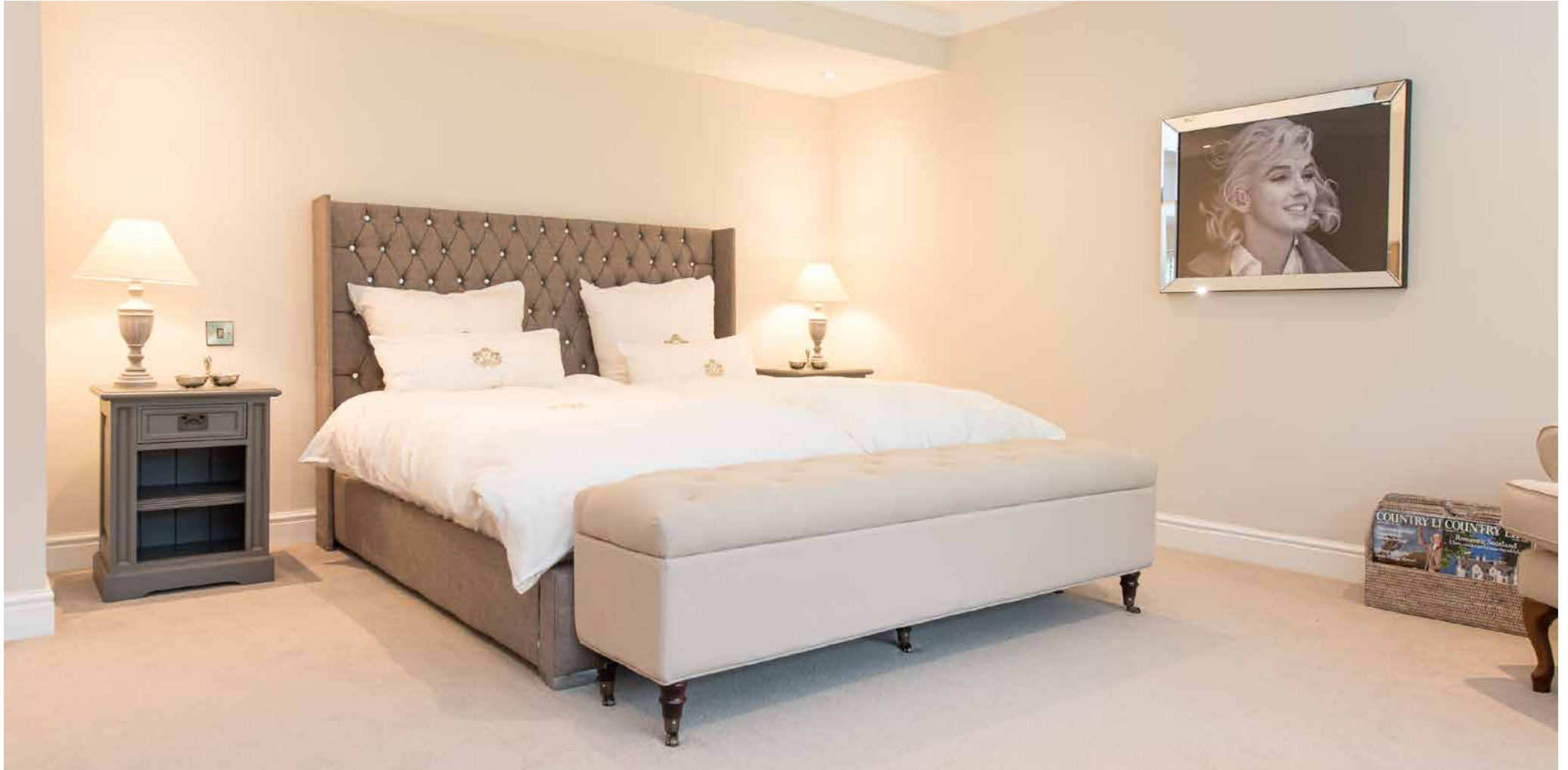




















## THE LODGE

### A COZY COUNTRY HOME

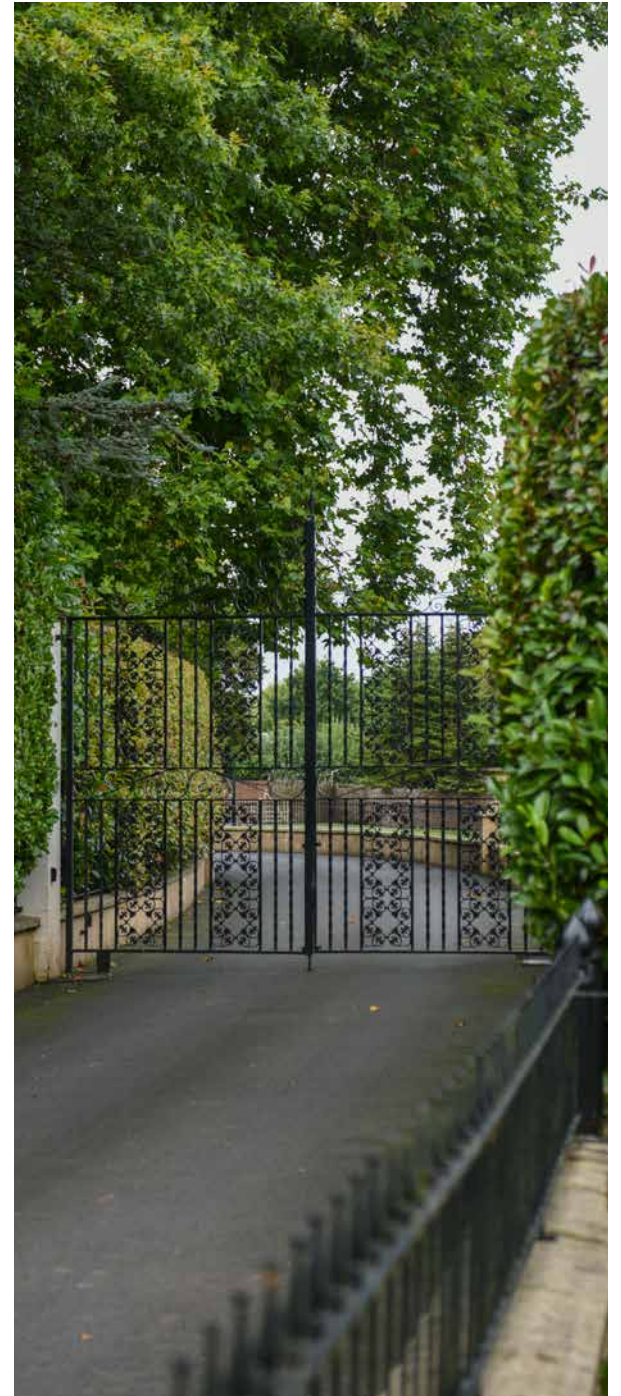
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Located within the expansive Cubberley Estate, The Lodge offers a comfortable and practical living space for staff or extended family.

This charming home features a well equipped kitchen and a cozy living room on the ground floor, creating an inviting space for daily living. Upstairs, two peaceful bedrooms provide privacy and comfort.

Surrounded by the natural beauty of the estate, with views of open fields and woodlands, The Lodge combines practicality with the charm of countryside living.













## CAR MUSEUM FOR CAR ENTHUSIASTS & VISIONARIES

---

The 900m<sup>2</sup> Car Museum at Cubberley Estate is a visionary space designed for car enthusiasts. With room for up to 24 prestigious cars, it offers the perfect showcase for rare collections. Beyond a showroom, the museum includes a professional event kitchen, bar & gallery, ideal for private gatherings, exclusive launches, or car-themed events.

With planning permission granted, the Cubberley Car Museum is set to become a luxurious hub for automotive excellence and innovation.





[illegible]

-  Orchard
-  Heathland
-  Rocks / Boulders
-  Building (Residential)
-  Building / Structure (Agricultural)
-  Gardens
-  Road / Track

NB: If field & building type are unknown - assumed pasture & residential

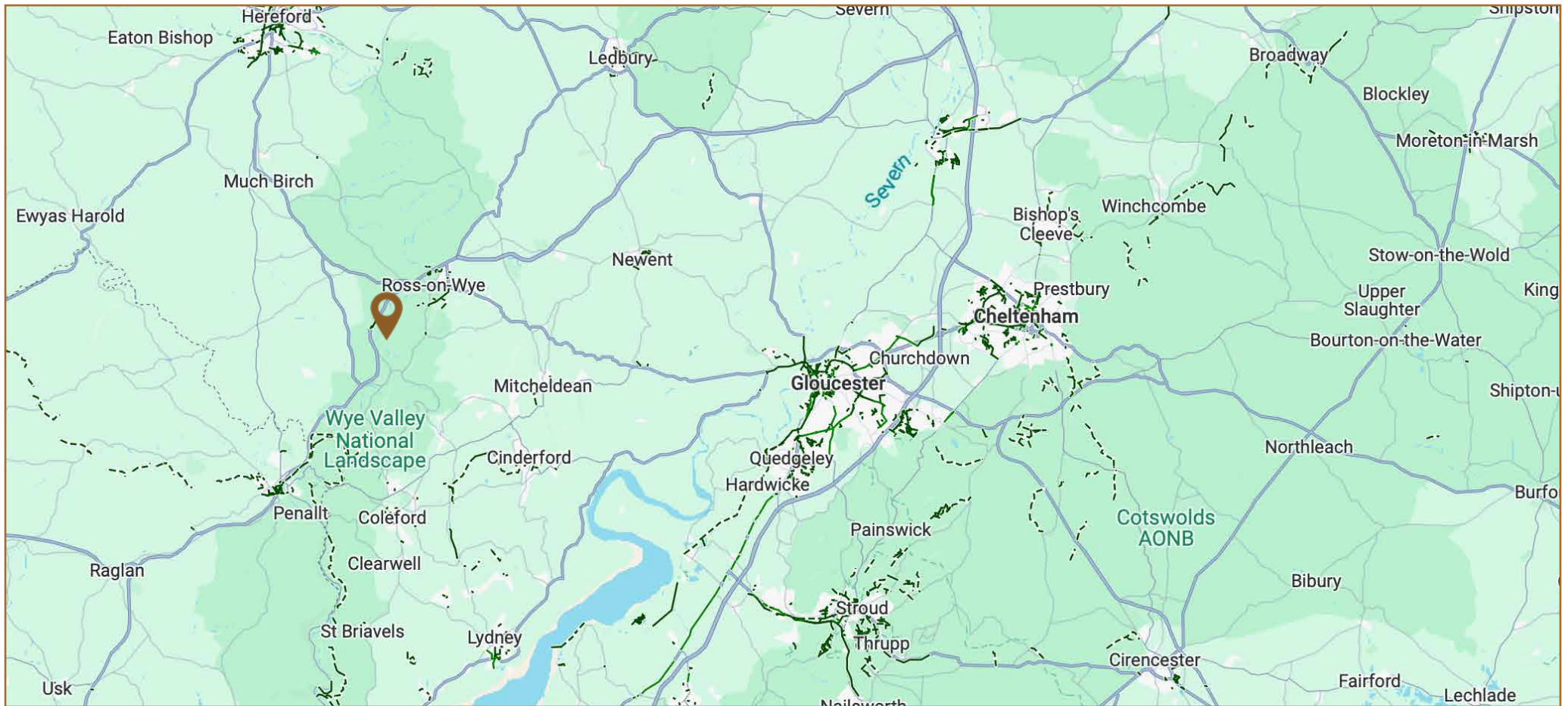
**Total area =  
108.78 acres approx.**



*Title* **Cubberley House**

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## CUBBERLEY ESTATE

Ross on Wye,  
Hom Green  
HR9 7TE  
Herefordshire  
United Kingdom

## ESTATE HELIPAD

(51.9041691,-2.6102685)

## PRIVATE AIRPORT

Gloucestershire (42KM)

## AIRPORTS

Birmingham (110KM)  
Bristol (97KM)

## SURROUNDING

Wales , Skenfrith (19KM)  
Cheltenham (41KM)  
Cotswolds AONB (65KM)  
Broadway (67KM)  
Stow on the Wold (76KM)  
Bath(88KM)  
London(217KM)

## CONTACT DETAILS

**Knight Frank Country**

**Department,**

55 Baker Street,  
London, W1U 8AN

[peter.edwards@knightfrank.com](mailto:peter.edwards@knightfrank.com)

+44 20 7861 1707

[christopher.dewe@knightfrank.com](mailto:christopher.dewe@knightfrank.com)

+44 20 7861 1779

**Strutt & Parker National**

**Estates & Farm Agency,**

43 Cadogan Street,  
London, SW3 2PR

[will.whittaker@struttandparker.com](mailto:will.whittaker@struttandparker.com)

+44 (0)20 7318 5166

**Strutt & Parker Cotswolds &**

**West Midlands Estates & Farm**

**Agency, 15 Dyer Street, Cirencester,**  
Gloucestershire, GL7 2PP

[juliette.burt@struttandparker.com](mailto:juliette.burt@struttandparker.com)

+44 (0)1285 300144



## STANDARD DISCLAIMER

**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 2025. Photographs dated 2025. 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 services email to [help@knightfrank.com](mailto:help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

There is a footpath that crosses the land from point A to B.

