



Purdey House



Purdey House

Hawcote Hill, Birdlip, Gloucestershire, GL4 8JL

£1,145,000 Freehold

1 of 3 stunning eco-friendly 5 bedroom detached family houses with glorious views nearing completion.

Reception hall • cloakroom
c.35'2ft x 17'1ft sitting/dining room • living/media room
kitchen/ breakfast room • utility room • pantry • 4 bedrooms
bedroom 5/home office • 3 bath/shower rooms
detached triple garage & private driveway • bicycle/bin
store • ultra fast GIGACLEAR broadband • underfloor
heating • economic air source heat pump • NHBC

Description

Purdy House forms part of an exclusive development of just 3 cutting edge properties specifically designed with energy efficiency and the environment in mind. Clad in Larch wood and with a sedum roof this substantial home blends effortlessly into the surrounding landscape. The beautifully designed accommodation includes a magnificent c.35'2ft x 17'1ft sitting/dining room with full depth sliding windows and feature vaulted ceiling, luxury kitchen with pantry and separate utility room, living/media room, 4 double bedrooms, bedroom 5/home office and 3 bath/shower rooms (2 en-suite).

The master bedroom also has a dressing room.

Outside, the property is approached via secure electric gates with video intercom leading to the driveway, there is a detached triple garage and bicycle/bin store with zinc roof. To the rear is a generous south facing landscaped garden adjoining open fields and enjoying far reaching views across the neighbouring fields and beyond.

PLEASE NOTE INTERNAL PHOTOGRAPHY IS ON THE SHOW HOUSE





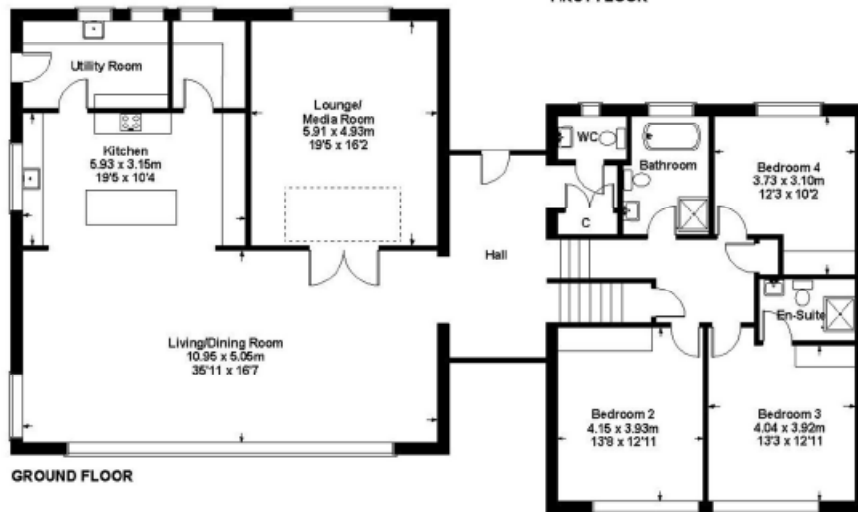
Situation

Situated towards the end of a country lane on the outskirts of this sought after village moments from the school and cricket field. Birdlip has a church, village hall & public house all approximately a 10 minute walk away. This is an area of outstanding natural beauty just off The Cotswold Way with excellent access to the M4, M5, A417 & A40. The larger centres of Cheltenham, Gloucester and Cirencester are all within a short drive offering a range of excellent amenities, schools and leisure facilities.

Cheltenham racecourse the home of National Hunt racing is approximately 7.9 miles away.



FIRST FLOOR

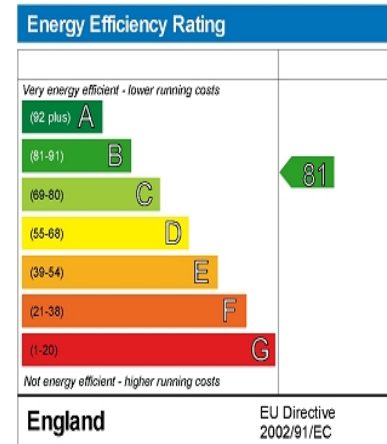


GROUND FLOOR

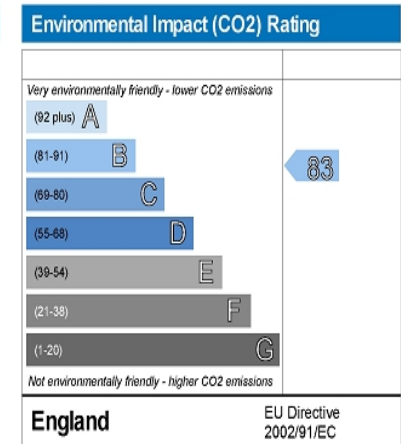
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Colson and Company.



Map data ©2016 Google



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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