



**Harts Croft, Halmore, Berkeley, Glos, GL13 9HJ**

**Guide Price £780,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Harts Croft, Halmore, Berkeley, Glos, GL13 9HJ

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Harts Croft is a spacious detached village property offering generous and versatile accommodation of approximately 2,500 sq ft including a one bedroomed annexe ideal for a dependant relative, independent teenager or Air BNB letting. The property occupies a delightful rural setting in the heart of the village backing directly onto open fields with views across neighbouring farmland.

On arrival an entrance hallway leads you to the ground floor accommodation comprising of a sitting room with woodburner giving dual aspect into the dining room, which leads into the stunning kitchen/family room with bi folding doors leading onto the private enclosed garden. The one bedroom annexe is accessed via the main house, comprising of lounge, double bedroom, kitchen and shower room. A separate utility room, finishes off the ground floor accommodation.

On the first floor there is a lovely galleried landing offering an ideal study space. There are five bedrooms including two ensuite facilities plus family bathroom with shower. The property has gas fired central heating for both the main house and annexe. Outside there are beautiful landscaped gardens, patio, lawns and an ample driveway approached via gates with side access to the rear. Rarely available, a viewing is highly recommended.





### **Entrance Hallway**

With composite front door, Oak flooring, staircase leading to the first floor landing, radiator, fuse board and UPVC framed windows.

### **Reception/Dining Room**

With wood burner, UPVC framed windows, ceiling lights, wall lights, radiator and carpet.

### **Kitchen/Family Room**

Modern white units having quartz worktop surfaces, integrated appliances to include SMEG dishwasher, large AGA with exposed brick wall and beam over. UPVC framed windows, space for fridge/freezer, radiator, sink and drainer with quartz splashback, built-in storage, access to annexe.

### **Annexe Kitchen**

With wall and base units having laminate worktops over, sink and drainer, tiled splash back, built-in cupboard, ceiling lights, UPVC framed window to rear, fridge/freezer and ceiling light.

### **Utility Room**

Wall and base units, stone flooring, Velux windows and UPVC framed windows,

stable type doors, ceiling light, plumbing for washing machine, fridge/freezer and access into garden.

### **Annexe Sitting Room**

With feature fireplace, electric fire, laminate wood flooring, radiator, UPVC framed window to front, ceiling light and shelving.

### **Annexe Bedroom Six**

With dual aspect windows, radiator, ceiling light, laminate flooring and built-in storage.

### **Annexe Shower Room**

Suite comprising shower cubicle with electric shower, WC and wash hand basin. Spot lights and tiled flooring.

### **First Floor Landing**

From the entrance hallway runs a staircase leading to the first floor landing with UPVC framed window to the rear, loft access and built in airing cupboard containing hot water cylinder.



### **Bedroom One**

With walk in wardrobe with hanging rails and shelving, UPVC framed window to front and door leading to the en-suite.

### **En-Suite Shower Room**

Suite comprising corner shower, WC and wash hand basin. Towel rail, spot lights, UPVC framed window and extractor fan.

### **Bedroom Two**

With built-in storage, UPVC framed window, ceiling light, radiator, laminate flooring and door to en-suite.

### **En-Suite**

Suite comprising shower, wash hand basin with storage under, WC, extractor fan and spot lights.

### **Bedroom Three**

UPVC window to rear, built in storage, radiator and fitted carpet.

### **Bedroom Four**

UPVC framed window to rear and carpets.



### **Bedroom Five**

With built in storage, UPVC framed window to the rear and fitted carpets.

### **Family Bathroom**

Suite comprising bath with shower over, WC and wash hand basin. Tiled flooring, extractor fan, shelving and UPVC framed frosted window.

### **Outside**

To the front there is gated entrance leading to paved driveway, with fenced and hedged boundaries, outside light and side access to the rear on both sides of the property. To the rear there is patio area leading to lawn having views of open fields and countryside with pond and water feature. With decking area, shed with power and light, fenced boundaries, wood store, mature trees and greenhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	81

England & Wales  
 EU Directive 2002/91/EC

**DISCLAIMER**

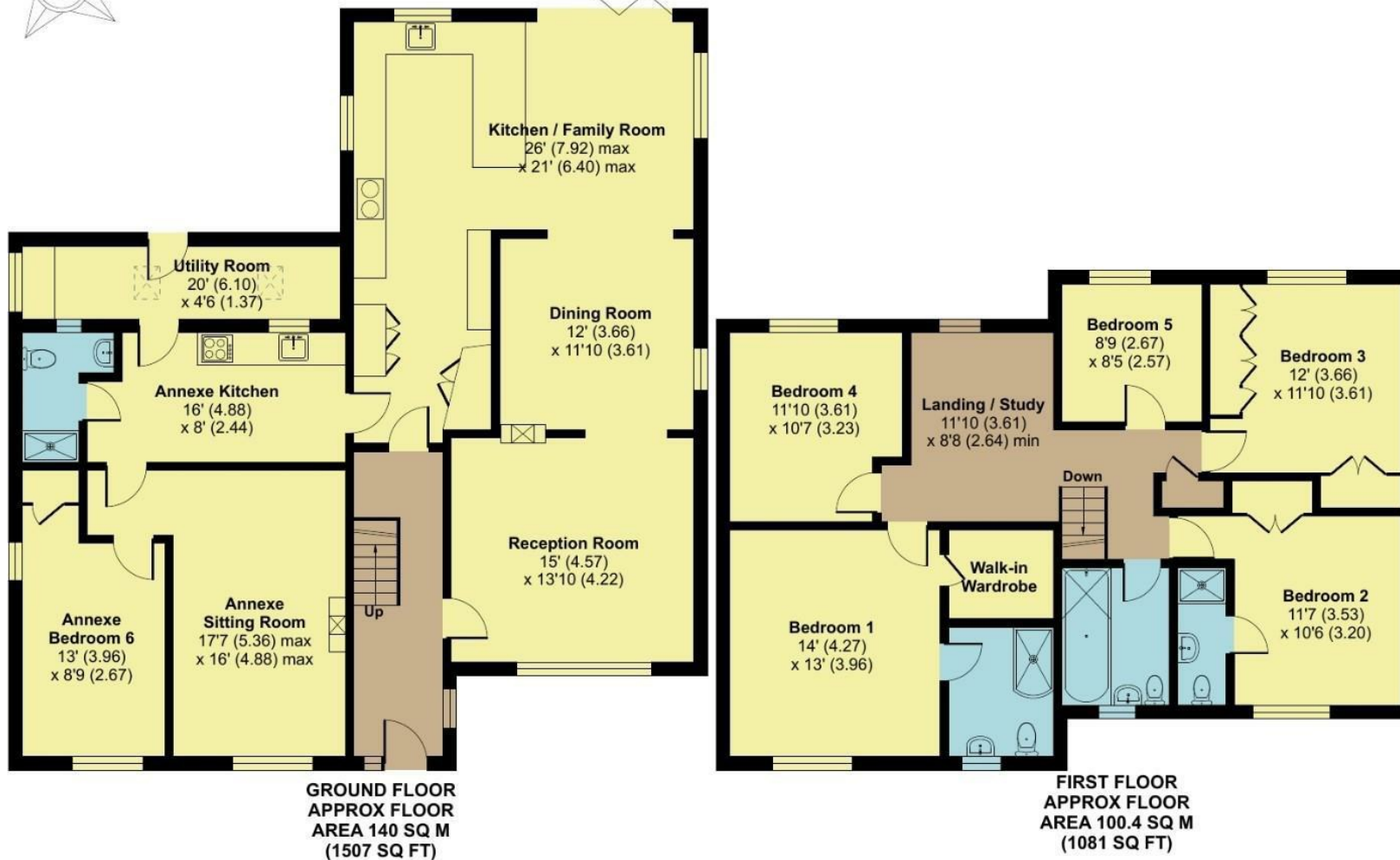
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 2588 sq ft / 240.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1151782

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

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