



REGENCY  
RESIDENTIAL



Mill House, Broad Street, Hartpury, Gloucestershire, GL19 3BN

£895,000



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A beautifully presented detached and extended period house, in a tucked away location set in grounds of over half an acre.

Sitting room, living room, kitchen/dining room, utility room, study/bedroom five with ensuite shower room, four first floor double bedrooms, ensuite shower room, family bathroom. Large grounds of 0.62 acres including lots of gravelled parking and double garage.

Situation: Mill House is beautifully situated in a tucked away setting at the end of a long, gravelled driveway on the northern side of Broad Street which connects the villages of Hartpury and Ashleworth.

Hartpury is a popular village located about 5 miles to the North of Gloucester on the A417. It offers facilities including popular public house The Royal Exchange, Hartpury CofE Primary School (rated Good by Ofsted in 2023) and Hartpury University and College, known around the world as a leading provider of further education specialising in the study of agriculture, animal, equine, sport and veterinary nursing sectors (rated as Outstanding by Ofsted in 2023).

The nearest commercial centre is Gloucester, known for its 11th Century Cathedral which has Romanesque and Gothic architecture plus the tomb of King Edward II. Close to the centre are Gloucester Docks, with restored Victorian warehouses, a dry dock, and the Mariners Chapel, much of which has now been repurposed as a shopping and entertaining destination which draws in customers from miles around. Schooling in Gloucester is excellent and includes Kings Gloucester, Denmark Road High School and The Crypt Grammar School.

Nearby Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close, and Pates Grammar, the latter recently topping the national GCSE schools league table.

Communications are good, with mainline rail stations at both Gloucester and Cheltenham, with access to the M5 at junction 11 between the two, providing rapid access North to Birmingham or South to Bristol.



Description: Mill House is a beautifully presented detached and extended period house, which is offered to the market in lovely decorative order having been beautifully maintained by the present owners.

The house offers excellent spacious two storey accommodation which includes a flexible ground floor room which could be used as a downstairs bedroom by virtue of the ensuite shower room, or, as the current owners do, as a spacious and valuable 'work from home' study. In addition are four double first floor bedrooms including one with an ensuite shower room, and a family bathroom.

On the ground floor are two substantial reception rooms, one including a fitted log burner, and both enjoy a sunny aspect to the front. In addition is an inner hall and useful utility room.

The kitchen/dining room is a stunning room, with a double height ceiling including exposed ceiling timbers, and measuring 22' x 20'. This is a triple aspect room with a range of cupboard and drawer units, an island unit, and lots of space for a substantial dining table. There are double doors to the garden along with two further doors to the outside.

The gardens extend to about 0.62 acres and include a gravelled driveway, turning circle and parking area, with lawns to front and back. Immediately to the rear of the house is a gravelled entertaining area ideal for al fresco dining, to the side of which is a double garage.

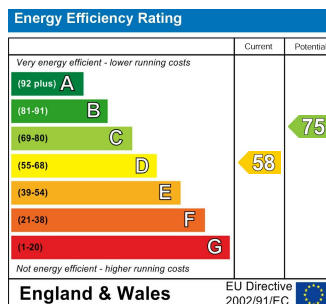
Services: Mains water, electricity and drainage. Oil fired central heating.

Directions via What3words: fewer.sneezed.prime

Tenure: Freehold.

Local Authority and Council Tax: Band F, Forest of Dean District Council.

Viewing: Strictly by appointment with Regency Residential.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## MILL HOUSE, BROAD STREET, HARTPURY, GL19

Approx. gross internal area 2186 Sq.Ft. / 203.1 Sq.M.

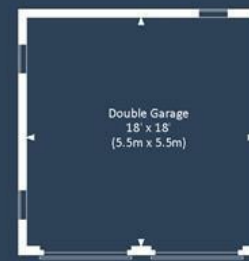
Approx. gross internal area 2510 Sq.Ft. / 233.2 Sq.M. Inc. Double Garage



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209

