



**Horseshoe Drive, Over GL2 8BZ**

**£795,000**





## Horseshoe Drive, Over GL2 8BZ

• No onward chain • Executive five double bedroom detached family home • Generous & flexible living accommodation throughout • Spacious open plan kitchen / diner • Integral double garage with driveway in front • Stunning far reaching countryside views • EPC rating D68 • Tewkesbury Borough Council - Tax Band G (£3,362.23 per annum 2024/2025)

**£795,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hallway

Spacious light and airy hallway provides access to the lounge, kitchen, dining room, study, and downstairs w.c.

### Lounge

The generous sized lounge benefits from an abundance of natural streaming into the room via the two windows overlooking the side aspect and French doors providing access to the rear garden.

### Study

Convenient sized home office with bay window overlooking the front aspect.

### Dining Room

The dining room is currently utilised as a second lounge with window overlooking the front aspect.

### Downstairs W.C

Cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect.

### Kitchen / Diner

The spacious room benefits from a generous sized dining or breakfast area with a set of French doors providing access to the rear garden. The kitchen area itself benefits from ample worktop and storage space with central island providing additional breakfast bar seating. Integrated appliances within the kitchen consist of double ovens, gas hob, fridge, freezer and dishwasher. Access is also provided to the utility room and to a large pantry style cupboard located beneath the stairwell.

### Utility Room

Additional worktop space and storage is provided with plumbing for an automatic washing machine below. Access is also provided to the integral double garage.

### Integral Garage

The garage offers the potential to be converted to provide additional living space if required or to be used for parking for two vehicles. Two doors open to the front



of the property, one being electric the other manual, whilst personal use door to the rear opens to the rear garden.

### **Landing**

Spacious landing area provides access to all five double bedrooms, family bathroom, airing cupboard and to the loft above.

### **Master Bedroom**

The master suite offers convenient space for a dressing area if required with windows overlooking the front and rear aspects. Small hallways offers built-in double wardrobes either side leading through to the en-suite bathroom.

### **En-Suite**

White suite bathroom comprising of bath, shower cubicle, w.c, wash hand basin and window with frosted glass overlooking the rear aspect.

### **Bedroom Two**

Double bedroom with two sets of built-in wardrobes, window overlooking the front aspect and access provided to an en-suite shower room.

### **En-Suite**

Shower room comprising of w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the front aspect.

### **Bedroom Three**

Spacious double bedroom with windows overlooking the front and rear aspects as well as benefitting from a built-in wardrobe.

### **Bedroom Four**

Double bedroom with window overlooking the rear aspect.

### **Bedroom Five**

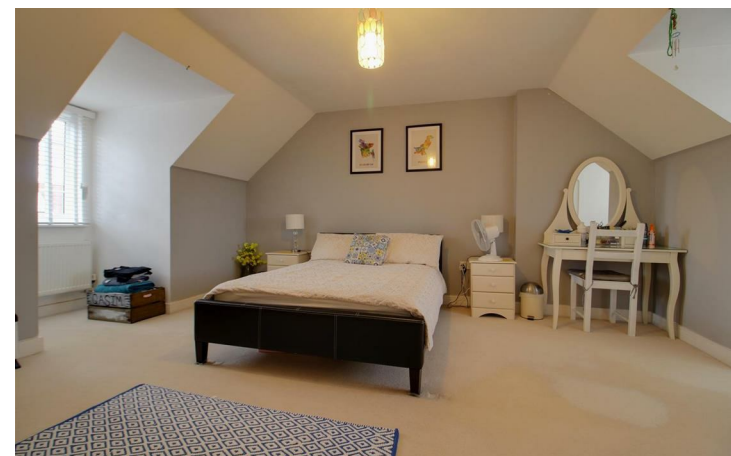
Double bedroom with window overlooking the rear aspect.

### **Bathroom**

White suite part tiled family bathroom comprising of w.c, wash hand basin, bath, shower cubicle and window with frosted glass overlooking the front aspect.

### **Outside**

To the rear, the property benefits from a generous sized rear garden providing far reaching Countryside views towards May Hill in the distance with beautiful views of the sunset in the evenings. The garden is completely private with open fields behind all partly owned by home owners of the Over estate measuring several acres with gated access from the rear garden providing direct access into the fields. The garden is partly laid to lawn with patio areas providing ample seating areas to enjoy the garden all year long. Hedgerows and planting create the privacy within the garden. Gated side access leads to the front of the property where the driveway offers off-road parking for multiple vehicles in front of the double garage as well as access to an additional good sized front lawned area. Opposite the property, a communal gated courtyard is found used by the local residents.





## Location

Over is a village in Gloucestershire on the outskirts of Gloucester. It lies on the A40 road in the parish of Highnam, on the west bank of the River Severn. Furthermore, Over is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with

a state of the art cinema complex and a 24 hour gym. Located within a short walking distance of the property, local green areas are found along with scenic canal side walks as well as the popular Lock Keepers Pub, Toby Carvery restaurant and Over Farm market.

## Material Information

Tenure: Freehold. A communal charge of £671 per annum is payable by all residents within the the development towards upkeep of the

surrounding lands and canal.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band G (£3,362.23 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

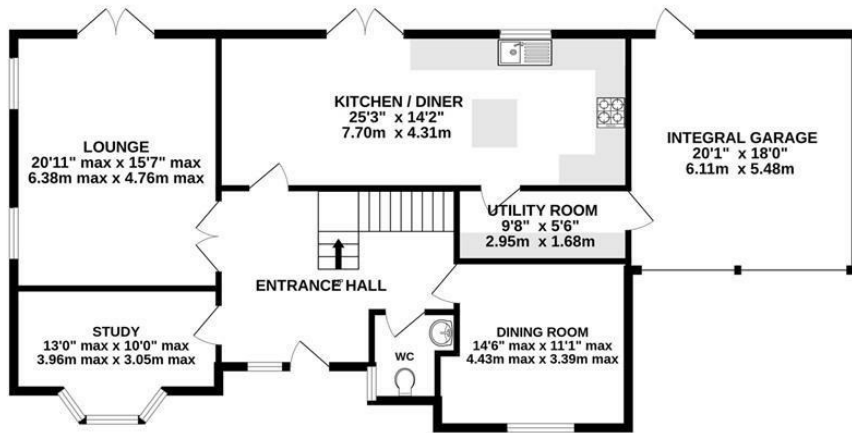
Heating: Gas central heating.

Broadband speed: Standard 12 Mbps, Ultrafast 1000 Mbps download speed.

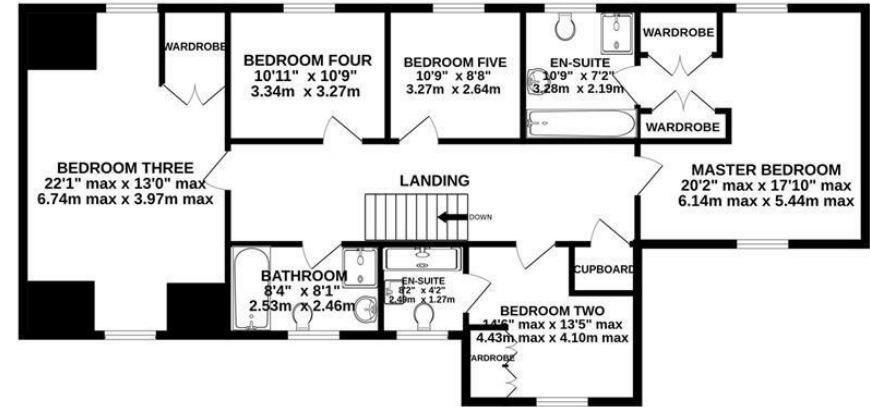
Mobile phone coverage: Three, O2, Vodafone.



**GROUND FLOOR**  
1147 sq.ft. (106.6 sq.m.) approx.



**1ST FLOOR**  
1051 sq.ft. (97.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2198 sq.ft. (204.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Unit C Barge Arm East, Gloucester Docks, GL1 2DQ | Tel: 01452 398010 | Email: docks@naylorpowell.com | www.naylorpowell.com**

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

