



Broad Street, Hartpury GL19 3BN
£800,000



Broad Street, Hartpury GL19 3BN

• No onward chain • Uniquely built exceptional five double bedroom detached Eco home • Finalist for the best Eco home in 2023 • Generous & flexible living accommodation throughout • Large integral double garage & driveway for multiple vehicles • Landscaped wrap around gardens with garden room used as a home office • Solar panels & air source heat pump • EPC rating A110 • Forest of Dean District Council - Tax Band E (£2,617.14 per annum 2024/2025)



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

£800,000

Entrance Hallway

Spacious hallway benefits from two large built-in storage cupboards whilst providing access to the kitchen, downstairs w.c and second living room. Beautiful oak wood staircase with glass banisters leads to the first floor with convenient space below for further storage or additional seating.

Kitchen / Dining Room

The stunning open plan kitchen and dining room allows an abundance of natural light streaming into the room via the windows to the side and rear aspects as well as the two sets of French doors both providing access to the garden. The kitchen area itself boasts a large amount of worktop and storage space with integrated appliances to include fridge, freezer, dishwasher, hob and double ovens. Access is provided from the room to the utility and to the living room.

Living Room

Open To the kitchen area, the living room makes for the ideal cosy family area to relax in the evenings. Two windows overlook the side and rear aspects.

Utility Room

The utility room benefits from further worktop and storage space with plumbing for an automatic washing machine and tumble dryer below. Access to the integral garage is also provided.

Integral Garage

The large integral double garage provides the ideal space for parking or to create further living space if needed. Electric door provides access to the garage from the front whilst personal use door provides access to the garage from the rear of the property.

Second Living Room

Currently utilised as a second living room, the room can easily be utilised as a playroom, snug or home office if required. Window overlooks the front and side aspects with a further set of French doors providing further access to the garden.

Downstairs W.C

Modern white suite cloakroom comprising of w.c and wash hand basin with storage below.

Landing

Spacious gallery landing provides access to all



five double bedrooms and to the family bathroom. Large window overlooks the front aspect providing far reaching Countryside views in the distance and allowing further natural light into the property.

Master Bedroom

Double bedroom with his and hers walk-in wardrobes and window overlooking the side aspect. Access is also provided to the en-suite.

En-Suite

Modern fully tiled en-suite bathroom comprising of w.c, wash hand basin with storage below, shower cubicle, heated towel rail, bath with in-built shelving above and window with frosted glass overlooking the side aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect and access to a second en-suite.

En-Suite

Modern white suite fully tiled shower room comprising of w.c, wash hand basin with storage below, shower cubicle and heated towel rail.

Bedroom Three

Double bedroom with two velux windows above allowing light into the room. Additional door opens through to bedroom four.

Bedroom Four

Double bedroom with window overlooking the front aspect of the property.

Bedroom Five

Double bedroom with windows overlooking the front and side aspects of the property.

Family Bathroom

The large fully tiled family bathroom comprises

of further modern fittings to include w.c, wash hand basin, shower cubicle, bath, convenient storage space and window with frosted glass overlooking the side aspect.

Garden Room / Home Office

Purpose built garden room has been built to the rear of the garden benefitting from power and lighting as well as plumbing for appliances and kitchenette. The room is currently utilised as the perfect home office space away from the main house ideal for buyers looking to work from home.

Outside

Beautiful wrap around gardens flow to the sides and rear of the property with mature hedgerows creating a private space. Mainly laid to lawn, the garden also provides spacious patio area ideal for seating, entertaining and alfresco dining in the summer months. Further flower beds and planting help to create a beautiful tranquil space for residents. Side access on either side of the property leads to the front of the property where the driveway provides off-road parking for four to five vehicles.

Location

The sought after and picturesque village of Hartpury benefits a lively community including country pub/restaurant, village hall and local primary school whilst a petrol station, additional stores, further public houses and secondary schools can be located within short distances from the main village. Good travel links enable Gloucester, Cheltenham and Tewkesbury to be accessible within approximately 7.5 miles, 15.5 miles and 15 miles respectively. With various organisations including the local WI, baby and toddler



group, sporting events throughout the year held at the nationally renowned Hartpury College and University located a short distance outside the main village. The village lends itself to someone looking for an active community.

Material Information

Tenure: Freehold.

Local Authority and Rates: Forest of Dean District Council - Tax Band E (£2,617.14 per annum 2024/2025).

Electricity supply: Mains with 10kW solar panels

providing practically all of the electricity required with the bonus of being able to sell electricity back to the grid. 10kW battery storage.

Water supply: Mains.

Sewerage: Mains.

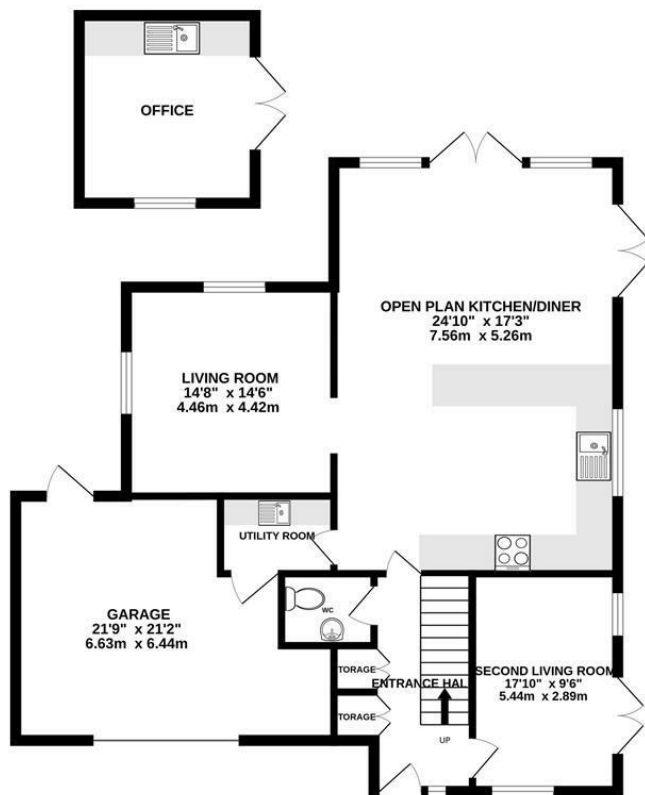
Heating: Air source heat pump.

Broadband speed: Basic 20 Mbps, Superfast 80 Mbps download speed.

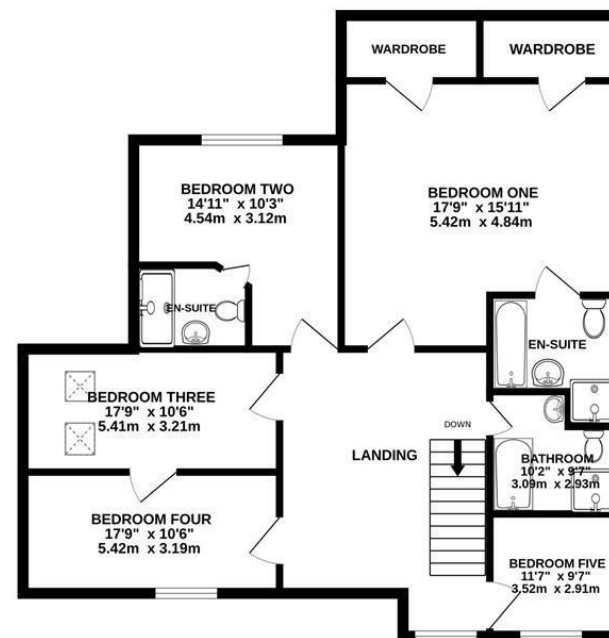
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



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.

naea | propertymark

PROTECTED

