



**Hobday House Over Old Road**  
**Hartpury GL19 3DH**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Hobday House Over Old Road

Guide Price £750,000

## Hartpury GL19 3DH

**Located in a most STUNNING ELEVATED POSITION offering PANORAMIC VIEWS, Hobday House is a BEAUTIFULLY PRESENTED AND GREATLY EXTENDED FOUR BEDROOM DETACHED CHARACTER COTTAGE on the outskirts of the village of Hartpury with MAGNIFICENT OAK FRAMED LIVING SPACE with VAULTED CEILING, MATURE GARDENS of 0.8 ACRES, DETACHED DOUBLE GARAGE AND WORKSHOP.**

Hartpury Village offers local amenities to include a primary school, church, 2 public houses, village hall, garage and a bus service to the city centre of Gloucester approximately 5-6 miles away where more comprehensive amenities can be found.

It is also the home for Hartpury College, part of the University of West England and has impressive sports facilities including a golf course, playing fields, sports hall, outdoor swimming pool and a state-of-the-art olympic equestrian centre with an indoor menège. More than £50million has been invested in recent years to create an environment with outstanding facilities that will help you develop your talents and reach your goals.

The village is located on the A417 to the north of Gloucester, towards Ledbury which is approximately 11 miles away. For the commuter the M50 junction 2 is approximately 6-7 miles to the north, along with junction 11 of the M5 approximately 9 miles for commuting to The Midlands, The North and South West.



Enter the property via wooden front door into:

### **ENTRANCE HALL**

Tiled floor, turning staircase leading off, exposed beam work, thermostat controls, double radiator, front aspect window.

### **CLOAKROOM**

WC, wall mounted wash hand basin, tiled floor and splashbacks, exposed beam, single radiator, front aspect frosted window.

### **UTILITY / SHOWER ROOM**

9'6 x 8'7 (2.90m x 2.62m)

Belfast sink unit, plumbing for washing machine, space for fridge / freezer, built-in units, tiled shower cubicle with inset Grohe shower, radiator, tiled floor, tiled splashbacks, exposed beam, side aspect UPVC double glazed door and window.

### **KITCHEN**

Handmade kitchen comprising of a range of base and wall mounted units with wooden worktops and tiled splashbacks, Alpha range oven which controls the central heating, hot water and cooking, integrated Miele dishwasher, tiled floor, serving hatch through to lounge / diner, rear aspect window. Door to:

### **PANTRY**

4'9 x 3'4 (1.45m x 1.02m)

Cold slab, shelving and storage, tiled floor, tiled splashbacks, rear aspect window.

### **LOUNGE / DINER**

Brick and tiled fireplace with oak mantle over housing cast iron log burner, two double radiators, inset spotlighting, dimmer switches, side aspect French doors to flagstone patio, full height rear aspect windows enjoying the stunning 180 degree elevated views. Glazed wooden doors lead into:

### **LIVING ROOM**

Oak framed construction with vaulted ceiling, flagstone floor, four radiators, three full sets of French doors, full height side aspect windows overlooking the formal gardens. The rear aspect enjoys stunning unspoilt 180 degree elevated views towards Caterpillar Hill and the Cotswold Escarpment.

### **BEDROOM 2 (GROUND FLOOR)**

Built-in wardrobes, exposed beam work, two radiators, two rear aspect windows.





### **EN-SUITE**

**7'7 x 4'8 (2.31m x 1.42m)**

Panelled bath, wash hand basin, tiled floor, tiled splashbacks, extractor fan, inset spotlighting.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### **LANDING**

Wrought iron balustrade, double radiator, front aspect window.

Glazed French doors lead into:

### **MASTER BEDROOM**

Stunning oak apex timber work and beams, exposed 1" thick oak flooring, radiator, front aspect Velux roof lights, rear aspect Velux roof lights and windows enjoying the stunning views, large porthole window looking towards the Malvern Hills.

### **BEDROOM 3**

Exposed floorboards, double radiator, side aspect window.

### **BEDROOM 4**

Currently used as a study. Double radiator, side and rear aspect windows.

### **SHOWER ROOM**

**7'9 x 6'6 (2.36m x 1.98m)**

Sliding door to airing cupboard with lagged hot water tank, slatted shelving and storage space, walk-in double shower cubicle with overhead and body jet shower, WC, pedestal wash hand basin, fully tiled floor and walls, double radiator, shaver point, inset spotlighting, rear aspect window.

### **OUTSIDE**

Five bar double gates provide access to a gravelled driveway and turning area suitable for the parking of four to six vehicles, leading up to:

### **DETACHED BRICK-BUILT DOUBLE GARAGE**

**17'8 x 17'1 (5.38m x 5.21m)**

Power and lighting, storage area.

Adjoining the garage is:

### **WORKSHOP**

**17'6 x 9'2 (5.33m x 2.79m)**

Accessed via UPVC double glazed French doors with a double glazed front aspect window, power and lighting, access to storage space above the garage, solar panel controls.

The mature gardens are split into several areas comprising of a vegetable garden, orchard, formal garden and an informal / wild garden. The vegetable garden has a brick-built Victorian style greenhouse (in need of some repair), raised brick and wooden planters producing an array of seasonal fruit and vegetables, outside water butts, patio seating area and pergola. These areas are enclosed by hedging and brick wall with an opening through to the orchard which is laid to grass and planted with eating plums, Braeburn apple, black cherry, Cox's eating apple, Comice pear, Victorian Plum, damson and Conference pear, all enclosed by fencing and hedging.

Upon approaching the property, steps lead down to a York stone paved area with glazed canopy providing access to the utility room, with double doors into:

### **LEAN-TO UTILITY SPACE**

**7'4 x 5'9 (2.24m x 1.75m)**

Housing fridge / freezer. There is a lovely open oak framed vaulted structure protecting the front door from the elements with local stone walling to front aspect and porthole to the lane providing natural light.

The flagstone patio area continues to the other side of the property, with pedestrian gated access to the front.

The living room opens out onto the formal garden area which provides lawns, a horseshoe of mature standard Hornbeams, under planted with an array of mature flowers, shrubs and bushes with vista towards a cider wheel with statue and water feature. Swathes of lawn, with planted borders, continue through to the wild garden area which boasts an array of mature trees and seasonal bulbs. An alternative five bar gated access leads into this portion of the garden which is enclosed by fencing and hedging.

### **AGENT'S NOTE**

The property owns 14 solar panels, which contribute to water heating, electrical appliances and any unused power generated returns to the grid, with the current vendors earning approximately £1,000 per annum.

### **SERVICES**

Mains water and electric, septic tank, oil-fired heating.

Gigaclear fibre broadband is available at the property. We have been advised by the vendor that speeds are approximately 400 Mbps.

### **WATER RATES**

Severn Trent - to be confirmed.





## LOCAL AUTHORITY

Council Tax Band: F  
Forest of Dean District Council, Council Offices, High Street,  
Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWING

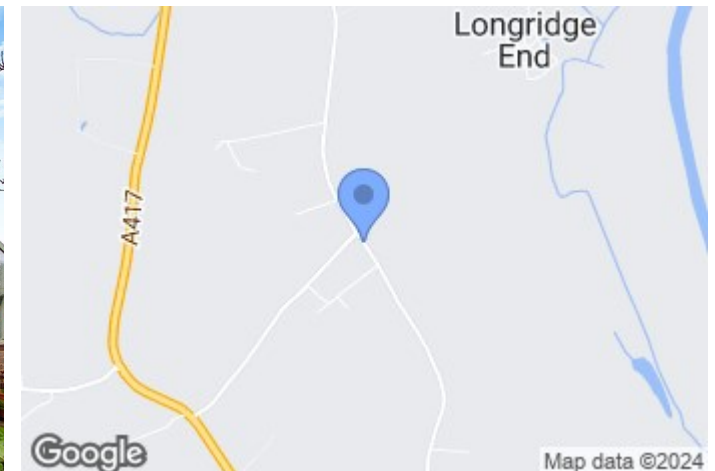
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Hartpury, take Over Old Road and continue up to the brow of the hill, where the property can be located along on the left hand side, as marked by our 'For Sale' board.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



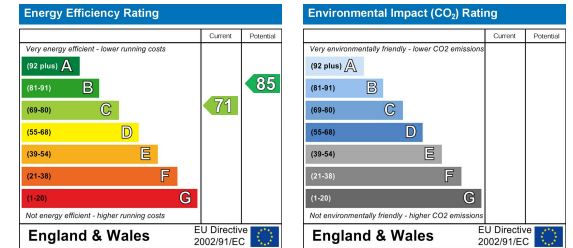
Hobday House, Over Old Road, Hartpury, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 210 Sq M/2260 Sq Ft  
 Garage/Outbuilding = 46 Sq M/506 Sq Ft  
 Total = 256 Sq M/2766 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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