

**England & Wales**

CO2 emissions (g/kWh)

Technology	CO2 emissions (g/kWh)
Coal	117.80
Gas	52.40
Nuclear	12.40
Renewables	1.20
Waste-to-energy	1.20

**England & Wales**

CO2 emissions (g/kWh)

Technology	CO2 emissions (g/kWh)
Coal	117.80
Gas	52.40
Nuclear	12.40
Renewables	1.20
Waste-to-energy	1.20

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024





£550,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME situated in a HIGHLY POPULAR VILLAGE LOCATION benefitting from INTEGRAL DOUBLE GARAGE, SUN ROOM EXTENSION, EN-SUITE TO MASTER BEDROOM, LARGE PARKING AREA, LARGE REAR GARDEN backing onto OPEN FIELDS AND COUNTRYSIDE.

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 menage. 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 UPVC double glazed front door with frosted side panels into:

#### ENTRANCE PORCH

Through further glazed wooden door into:

#### ENTRANCE HALL

Telephone point, single radiator, under stairs storage cupboard, stairs leading off, thermostat controls, glazed wooden door into:

#### LOUNGE

18'1 x 11'4 (5.51m x 3.45m)

Stone fireplace with electric fire (which can be opened up), double radiator, television point, coved ceiling, front aspect bay window. Glazed French doors into:

#### DINING ROOM

11'3 x 10'9 (3.43m x 3.28m)

Alternatively accessed from the hallway. Double radiator, coved ceiling, opening through to:

#### SUN ROOM

9'2 x 8'9 (2.79m x 2.67m)

Single radiator, coved ceiling, rear aspect window overlooking the gardens, double opening French doors to patio and gardens.

#### CLOAKROOM

5'9 x 4'3 (1.75m x 1.30m)

Built-in WC, vanity wash hand basin, cupboard below, tiled floor, chrome heated towel rail, rear aspect frosted window.

#### KITCHEN / BREAKFAST ROOM

11'5" x 10'8 (3.48m x 3.25m)

Re-fitted to comprise of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl ceramic sink unit with mixer tap, built-in double oven, microwave above, integrated dishwasher, space for further appliances, breakfast table area, coved ceiling, inset spotlighting, rear aspect window. Glazed wooden door into:

#### UTILITY ROOM

11'0 x 7'1 (3.35m x 2.16m)

Base units, washing machine and tumble dryer, free standing fridge / freezer, floor mounted oil-fired boiler supplying the hot water and central heating, rear aspect window, half glazed back door. Integral door into:

#### DOUBLE GARAGE

18'3 x 17'0 (5.56m x 5.18m)

Accessed at the front by two up and over doors, used for storage / workshop at present but offering potential for conversion.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

#### LANDING

Single radiator, coved ceiling, access to roof space, door to airing cupboard housing a lagged hot water tank, slatted shelving and storage, front aspect window.

#### MASTER BEDROOM

14'5 x 11'4 (4.39m x 3.45m)

Single radiator, built-in bedroom furniture, built-in double wardrobe, front aspect window.

#### EN-SUITE

7'6 x 5'3 (2.29m x 1.60m)

Re-fitted to comprise of a walk-in shower, accessed via glazed screen, with laminate splashbacks, built-in shower unit, vanity wash hand basin with cupboard below and cupboards to the side, with worktop area, laminate splashbacks, wall light fitting, extractor fan.

#### BEDROOM 2

11'4 x 10'9 (3.45m x 3.28m)

Single radiator, coved ceiling, rear aspect window offering a lovely outlook.

#### BEDROOM 3

13'0 x 9'7 (3.96m x 2.92m)

Single radiator, coved ceiling, front aspect window.

#### BEDROOM 4

11'0 x 9'6 (3.35m x 2.90m)

Single radiator, coved ceiling, rear aspect window offering lovely views over the gardens.

#### BATHROOM

8'2 x 5'9 (2.49m x 1.75m)

White suite comprising of a panelled bath with built-in shower over, built-in WC and vanity wash hand basin with mixer tap and cupboards below, tiled splashbacks, single radiator, rear aspect frosted window.

#### OUTSIDE

To the front of the property, the gardens are laid to lawn, planted with mature Betulas amongst other trees and planted borders.

There is a driveway and turning area suitable for the parking of up to six vehicles. Pedestrian side access takes you to the rear gardens which comprise of a large patio seating area, with lower patio seating area, lawn, wooden shed, oil tank, mature borders, steps leading down to the bottom part of the garden which is also laid to lawn and enclosed by hedging. To the back, there is a tiered bank, planted with shrubs, trees and bushes, enclosed by fencing, hedging and backing onto open fields and countryside.

#### SERVICES

Mains water, electricity and drainage. Oil-fired heating.

#### 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 Gloucester, proceed along the A417 for approximately eight miles. Upon entering the village of Hartpury, turn right into Broad Street and the property will be located after approximately 200 yards on the right 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).

#### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

