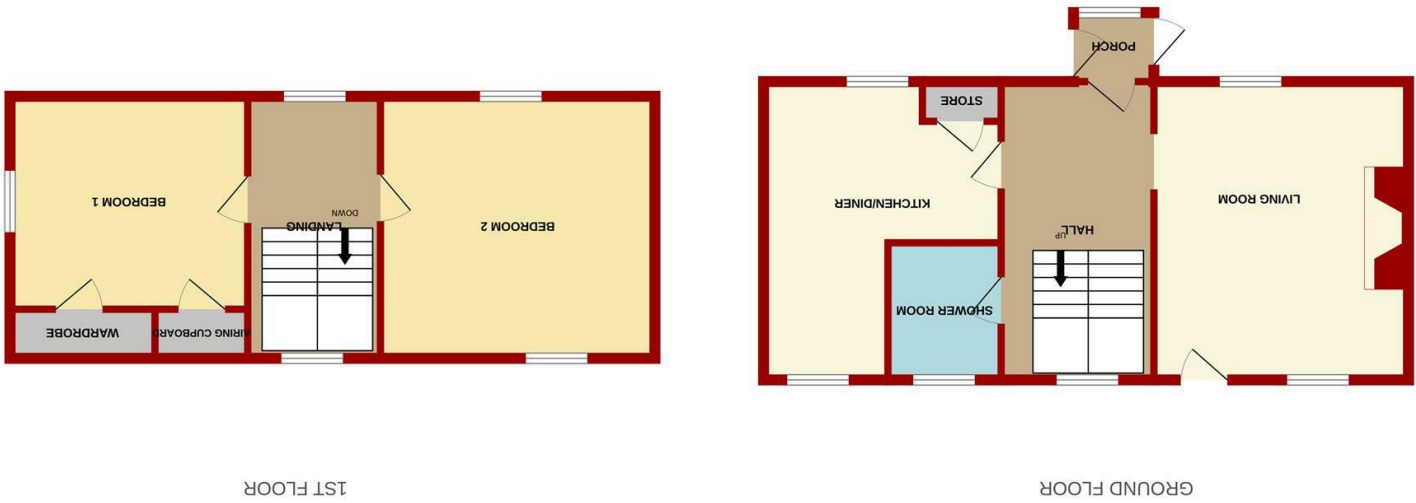


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low energy code		A	
Energy efficient - low energy code		B	
Decent		C	
Fair		D	
Below average		E	
Poor		F	
Very poor		G	
Minimum energy requirement			57
Minimum energy requirement			69

Environmental Impact (CO ₂) Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low CO ₂ emissions		A	
Energy efficient - low CO ₂ emissions		B	
Decent		C	
Fair		D	
Below average		E	
Poor		F	
Very poor		G	
Minimum energy requirement			57
Minimum energy requirement			69



Glebelands Gloucester Road
Hartpury GL19 3BW

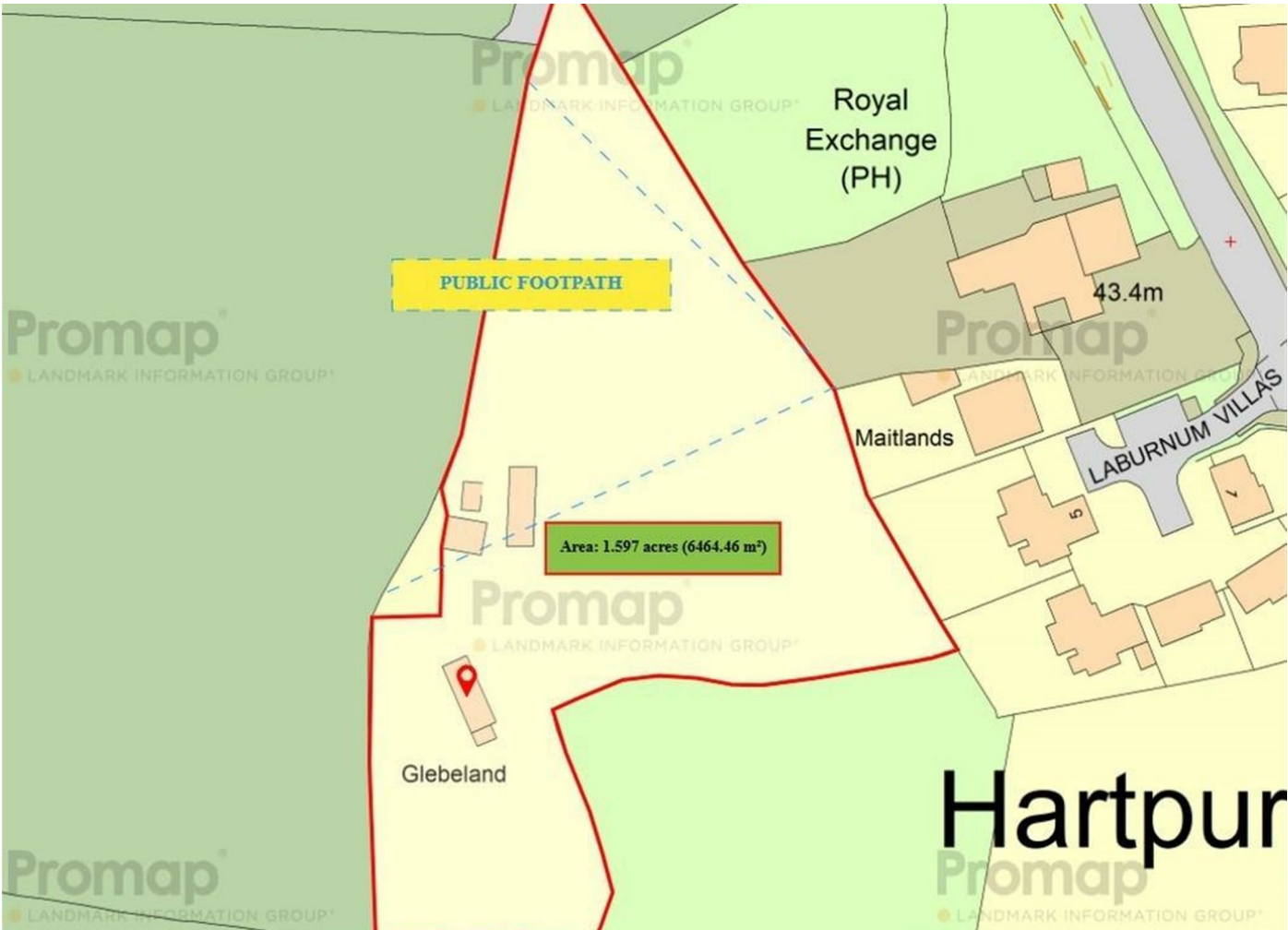
Guide Price £410,000

A TWO DOUBLE BEDROOM DETACHED THATCHED BLACK AND WHITE GRADE II LISTED COTTAGE with AMPLE PARKING and NUMEROUS OUTBUILDINGS, set within APPROXIMATELY 1.5 ACRES BACKING ONTO OPEN FARMLAND with a LOVELY OUTLOOK TO THE REAR, situated in a VILLAGE SETTING.

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 £50 million 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.



ENTRANCE PORCH

Tiled flooring, low height timber doorway, through to:

ENTRANCE HALL

15'9 x 8'2 (4.80m x 2.49m)

Exposed timbers, night storage heater, rear aspect window with a private outlook, stairs to the first floor.

GROUND FLOOR SHOWER ROOM

7'4 x 6'1 (2.24m x 1.85m)

Open plan shower with shower over, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, heated towel rail, rear aspect window.

LIVING ROOM

16'2 x 13'6 (4.93m x 4.11m)

Original Inglenook fireplace, night storage heater, exposed wall and ceiling timbers, front and rear aspect windows with a private outlook over the garden, door to the rear patio.

KITCHEN / DINER (L SHAPED)

15'3 x 12'7 (4.65m x 3.84m)

Single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, fitted electric oven, four ring hob over, cooker hood above, plumbing for washing machine, exposed ceiling beams,night storage heater, built-in storage cupboard with shelving, front and rear aspect windows with a private outlook over the grounds.

FROM THE HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

13'7 x 6'8 (4.14m x 2.03m)

Exposed timbers, access to roof space, front aspect window overlooking the gardens.

BEDROOM 1

12'8 x 10'8 (3.86m x 3.25m)

Built-in airing cupboard with hot water tank, built-in wardrobe, side aspect window.

BEDROOM 2

14'9 x 13'11 (4.50m x 4.24m)

Exposed wall timbers, front and rear aspect windows with the rear aspect having a lovely outlook onto surrounding fields and farmland.

OUTSIDE

Access to the property is gained via a long tarmac driveway which leads through to a parking and turning area suitable for the parking of several vehicles, which leads in turn to a range of redundant outbuildings and storage sheds.

GARAGE

16'9 x 9'2 approx (5.11m x 2.79m approx)

WORKSHOP

16'9 x 9'2 approx (5.11m x 2.79m approx)

GREENHOUSE

32'0 x 14'0 overall (9.75m x 4.27m overall)

The property has lovely mature gardens surrounding with various lawned areas, flower borders with mature shrubs, bushes and trees etc. There is a superb outlook to the rear onto surrounding fields and farmland. There is a paved patio area from which to enjoy the peace and tranquility of the setting. There is an original well and further land with a natural hedging boundary. The plot amounts to approximately 1.5 acres.

AGENT'S NOTE

There are two footpaths that pass through the property. Access to the property is gained through the pub car park.

SERVICES

Mains water, electricity and drainage. Night storage heating.

Standard broadband is available at the property.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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.

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.