



Mill House Broad Street
Hartpury GL19 3BN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Mill House Broad Street

Hartpury GL19 3BN

Guide Price £798,000

A FOUR / FIVE DOUBLE BEDROOM DETACHED PROPERTY having TWO RECEPTIONS, LOTS OF CHARACTER with WOODEN LATCH DOORS, EXPOSED PINE FLOORING, ORIGINAL FIREPLACES, SUPERB KITCHEN / FAMILY / BREAKFAST ROOM with VAULTED CEILING, MASTER EN-SUITE, GROUND FLOOR BEDROOM with EN-SUITE, WESTERLY FACING GARDENS approaching TWO THIRDS OF AN ACRE, DOUBLE GARAGE, situated in a COUNTRYSIDE LOCATION within EASY COMMUTING DISTANCE TO THE CATHEDRAL CITY OF GLOUCESTER.

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.



Entrance porch via part glazed frosted door, tiled flooring, door to:

SITTING ROOM

20'3 x 12'0 (6.17m x 3.66m)

Exposed pine flooring, two double radiators, quarter glazed doors through to Family Kitchen / Breakfast Room. Fitted double cupboard with shelving, front aspect window. Door to:

OFFICE / GROUND FLOOR BEDROOM

14'3 x 8'9 (4.34m x 2.67m)

Radiator, front and side aspect windows, door to:

EN-SUITE SHOWER ROOM

Fitted double shower cubicle, shower, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, side aspect frosted window.

FROM THE SITTING ROOM, DOOR LEADS TO:

INNER HALLWAY

Exposed pine flooring, under stairs storage cupboard, stairs to the first floor.

LIVING ROOM

21'8 x 11'5 (6.60m x 3.48m)

Fireplace with inset wood burning stove, two double radiators, two front aspect windows overlooking the gardens.

UTILITY / STORE

7'7 x 7'5 (2.31m x 2.26m)

Exposed pine flooring, single radiator, side aspect window.





FAMILY KITCHEN / BREAKFAST ROOM

21'11 x 19'11 (6.68m x 6.07m)

Full height vaulted ceiling with exposed timbers, fitted kitchen to comprise double bowl Belfast sink unit, cupboards under, range of base and wall mounted units, integrated Rangemaster cooking range with induction hob, ovens and grill below, integrated dishwasher, space and plumbing for washing machine, breakfast bar with drawers and cupboards under, flagstone flooring, under floor heating, part glazed stable door through to the side, attractive arched doorway to the other side, three quarter glazed French doors through to the westerly facing rear garden, private outlook onto the gardens and woodland beyond.

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

LANDING

Airing cupboard with hot water tank and shelving, two radiators, four rear aspect Velux roof lights.

MASTER BEDROOM

14'8 x 8'8 (4.47m x 2.64m)

Radiator, front aspect window. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin with cupboards below, mixer tap, heated towel rail, rear aspect window with a lovely private outlook onto the gardens and woodland beyond.

BEDROOM TWO

12'0 x 11'1 (3.66m x 3.38m)

Radiator, access to roof space, front aspect window.

BEDROOM THREE

12'2 x 11'5 (3.71m x 3.48m)

Exposed pine flooring, original fireplace, radiator, front aspect window.

BEDROOM FOUR

11'5 x 9'2 (3.48m x 2.79m)

Exposed pine flooring, original fireplace, radiator, front aspect window.

BATHROOM

White suite comprising bath with tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, built-in cupboard with shelving, heated towel rail, side aspect window.

OUTSIDE

A long driveway leads through to a gravelled parking and turning area, suitable for the parking of several vehicles, good sized lawn area, outside light, flower borders with various shrubs, bushes and trees, mill stone and wheel. Access to either side of the property leads through to the rear of the property and to:

DETACHED DOUBLE GARAGE

18'3 x 17'6 (5.56m x 5.33m)

Accessed via two single up and over doors, power and lighting, side and rear aspect windows.

To the rear, there is a large gravelled patio area, outside lighting, outside tap, oil-fired boiler, large expanse of lawn with various fruiting trees, wooden garden shed, fencing and hedging surround, backing onto woodland. The whole plot is approaching TWO THIRDS OF AN ACRE.

SERVICES

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

BT standard broadband is available at the property and the vendor has advised they have speeds of up to 70 Mbps.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed





LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

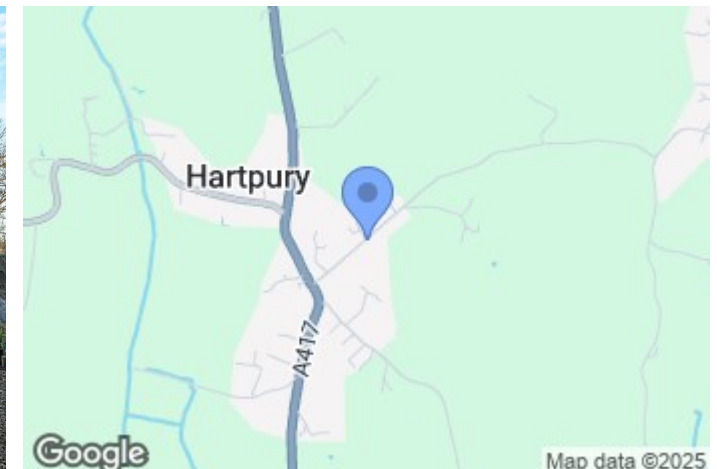
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester, proceed along the A417 for approximately five miles. Upon entering the village of Hartpury, turn right into Broad Street and the property will be located after approximately 400 yards 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).



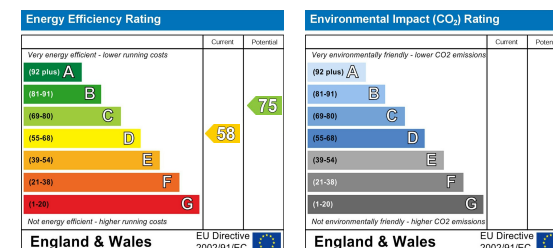
Mill House, Broad Street, Hartpury, Gloucestershire Approximate Gross Internal Area 203 Sq M/2185 Sq Ft



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.

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.





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys