



St Columb Quarry Close
Over Old Road, Hartpury GL19 3BJ

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £415,000

An EXCEPTIONALLY PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM DETACHED PROPERTY situated in a LOVELY SEMI-RURAL VILLAGE LOCATION, benefiting from AIR SOURCE HEAT PUMP, GARAGE and CAR PORT and SOUTH FACING GARDENS.

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 double glazed UPVC front door into:

ENTRANCE HALL

Alarm control pad, thermostat control, engineered wooden flooring, turning staircase leading off, single radiator, front aspect window.

BATHROOM

7'8 x 5'4 (2.34m x 1.63m)

Modern suite comprising panelled bath with mixer tap and shower detachment, vanity wash hand basin with cupboards below, WC, fully tiled floor and walls, mirrored medicine cabinet, shaver point, chrome heated towel rail, spotlighting, extractor fan.

LOUNGE

12'1 x 8'11 (3.68m x 2.72m)

Double radiator, TV point, front aspect window. Opening through to:

DINING AREA

15'9 x 8'5 (4.80m x 2.57m)

Engineered oak flooring, double radiator, side aspect window, rear aspect double opening French doors to patio and gardens. Continuing through to:

KITCHEN

15'8 x 9'10 (4.78m x 3.00m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, stainless steel sink unit with mixer tap, integrated dishwasher, fridge / freezer, double oven, halogen hob with extractor fan over, engineered wooden flooring, inset spotlighting, rear aspect window. Personal door to:

GARAGE / UTILITY ROOM

19'8 x 8'11 (5.99m x 2.72m)

Access to the front via up and over door, plumbing for washing machine, space for tumble dryer, air source heat pump system, power and lighting, rear aspect frosted window, half glazed door to the gardens.

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

LANDING

Access to roof space, front aspect Velux roof light, double radiator.

BEDROOM 1

15'2 x 17'7 narrowing to 8'9 (4.62m x 5.36m narrowing to 2.67m)

L shaped room with built-in double wardrobes, radiator, rear aspect window enjoying a pleasant outlook, and front aspect Velux roof light.

BEDROOM 2

16'1 x 11'4 (4.90m x 3.45m)

Additional recess housing further built-in wardrobes, radiator, rear aspect window.

SHOWER ROOM

7'2 x 6'0 (2.18m x 1.83m)

Built-in WC, vanity wash hand basin with mixer tap and cupboards below, shower cubicle accessed via glazed screen with built-in shower system, quarry tiled floor and walls, chrome heated towel rail, shaver point, extractor fan, front aspect frosted Velux window.

OUTSIDE

To the front of the property, a block paved driveway for one vehicle, leads up to the garage. A block paved pathway leads to the front door and front garden area with planted borders and grassed area. To the side of the property, a further block paved driveway with double gates, gives access to a car port. There is outside lighting to the front.

To the other side of the property, a pedestrian gated access leads to the rear where there is a bin storage area and a pathway leading to the rear gardens which comprise of a patio seating area, outside lighting, outside tap, flat lawn and planted borders surrounding with mature trees, flowers, shrubs and bushes. There is a wooden garden shed and a WINTER AND SUMMER STUDIO (6'7 X 6'0) which is accessed via double opening French doors with additional full length top opening windows.

SERVICES

Mains water, electricity and drainage. Air source heat pump.

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: 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.

DIRECTIONS

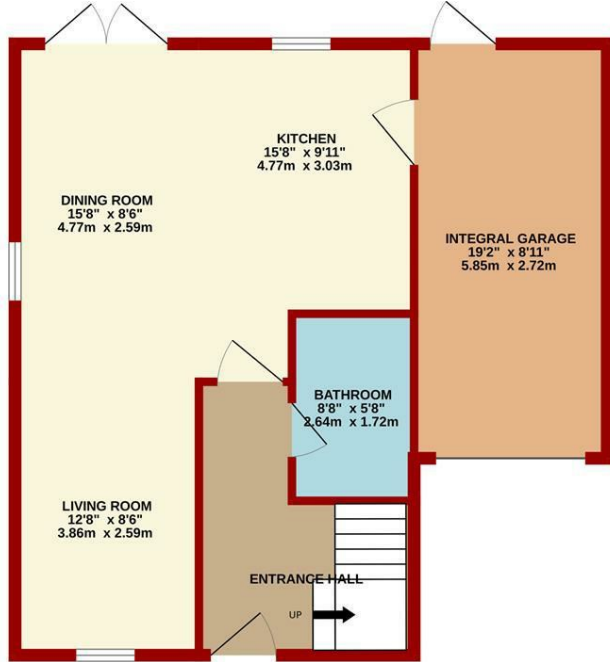
From Gloucester, proceed along the A417 passing through the village of Maisemore and into Hartpury. Continue along, taking the right hand turning just before the Royal Exchange Public House on your left. Turn into Over Old Road, proceed along and take the left hand turning into Quarry Close where the property can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

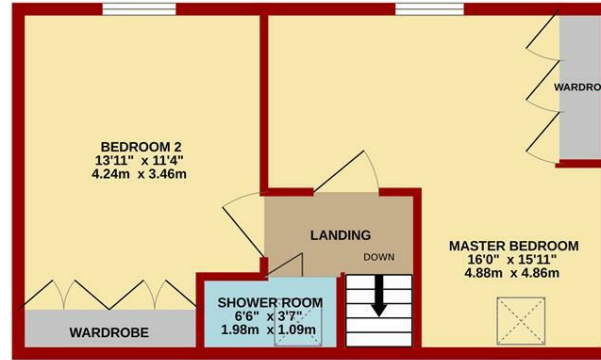
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



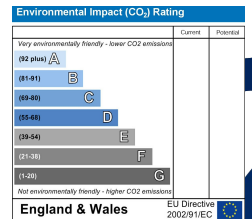
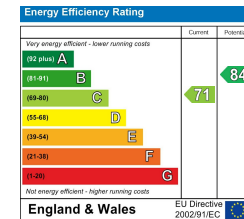
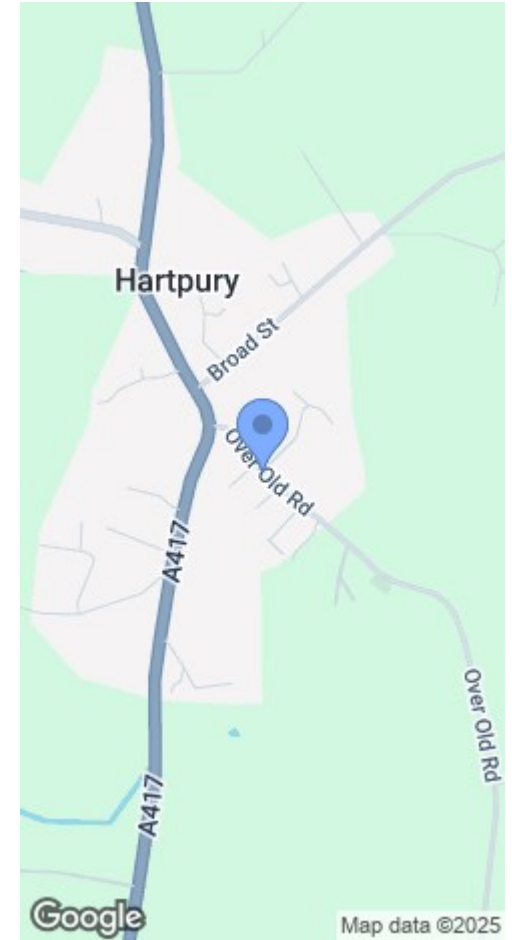
GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (104.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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