



17 Foley Rise
Hartpury GL19 3DW



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £599,000

An EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME situated in the EVER POPULAR VILLAGE OF HARTPURY, enjoying STUNNING UNSPOILT ELEVATED VIEWS towards MAY HILL and THE MALVERNS, TWO EN-SUITE BEDROOMS, FOUR RECEPTIONS, DOUBLE GARAGE and OFF ROAD PARKING.

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 front door into:

ENTRANCE HALL

Wooden flooring, stairs leading off, thermostat control, single radiator.

CLOAKROOM

5'7 x 3'0 (1.70m x 0.91m)

WC, wash hand basin with cupboard below, wooden flooring, heated towel rail, front aspect frosted window.

KITCHEN

12'11 x 8'9 (3.94m x 2.67m)

Kitchen comprising base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, Rangemaster cooker with six ring gas hob, space for tall fridge / freezer, chrome heated towel rail, tiled flooring, integrated dishwasher, inset spotlighting, front aspect window. Door to:

UTILITY

8'4 x 5'8 (2.54m x 1.73m)

Plumbing for washing machine, base and wall units with laminated worktops and tiled splashbacks, single drainer stainless steel sink unit, Vaillant LPG fired boiler supplying the hot water and central heating, chrome heated towel rail, tiled flooring, half glazed back door, rear aspect window.

DINING ROOM

10'0 x 9'8 (3.05m x 2.95m)

Wooden flooring, single radiator, rear aspect sliding doors enjoying stunning elevated views over surrounding countryside.

INNER HALLWAY

Door to under stairs storage cupboard. Arched entrance stepping down into:

MAIN LOUNGE

15'11 x 12'8 (4.85m x 3.86m)

Lovely exposed brick fireplace housing inset cast iron logburner with tiled hearth and wooden mantle over, TV point, double radiator, wall light fittings, side aspect sliding doors and rear aspect window enjoying stunning elevated views over the surrounding countryside.





SNUG

11'10 x 11'5 (3.61m x 3.48m)

Wooden flooring, double radiator, wall light fittings, side aspect bay window, double opening French doors into:

FAMILY ROOM

13'1 x 9'9 (3.99m x 2.97m)

TV point, double radiator, front aspect window.

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

LANDING

Access to roof space, radiator, spotlighting, door to airing cupboard with hot water tank, slatted shelving and storage space.

MASTER BEDROOM

14'0 x 12'8 (4.27m x 3.86m)

Built-in triple mirrored wardrobes, two radiators, side and rear aspect windows offering glorious elevated views towards May Hill and The Malverns.

EN-SUITE SHOWER ROOM

Single shower accessed via concertina glazed screen with inset Mira overhead shower, fully tiled floor and walls, WC, vanity wash hand basin with floor and wall mounted cupboards, heated towel rail, rear aspect frosted window.

BEDROOM 2

9'11 x 8'10 (3.02m x 2.69m)

Double radiator, front aspect window.

EN-SUITE

9'11 x 3'8 (3.02m x 1.12m)

Double shower cubicle accessed via sliding glazed screen with inset Mira shower system, WC, wash hand basin, tiled floor and walls, single radiator, spotlighting, extractor fan, shaver point, side aspect frosted window.

BEDROOM 3

11'9 x 9'3 (3.58m x 2.82m)

Built-in double wardrobes, radiator, rear aspect window offering glorious elevated views.

BEDROOM 4

11'7 x 9'3 (3.53m x 2.82m)

Built-in double wardrobe, radiator, side aspect window.

BEDROOM 5

8'10 x 9'6 (2.69m x 2.90m)

Currently used as an office. Radiator, front aspect window.

BATHROOM

11'0 x 6'0 (3.35m x 1.83m)

Suite comprising P-shaped panelled bath with overhead and detachable shower system, built-in WC, wash hand basin with mixer tap and cupboards below, fully tiled floor and walls, chrome heated towel rail, shaver point, front aspect frosted window.

OUTSIDE

To the front of the property, a driveway provides off road parking for at least four vehicles, with block paved area and lawns to the front surrounded by mature planted borders. The driveway leads to:

DETACHED DOUBLE GARAGE

15'9 x 15'5 (4.80m x 4.70m)

Accessed via two up and over doors, power and lighting. Accessed alternatively via a rear pedestrian door.

There is outside lighting to the front, a canopy entrance area and gated access to the rear gardens. The rear garden has a large patio seating area, flat lawns, LPG tank, outside lighting and water tap. The gardens are enclosed by fencing and hedging with planted borders and having a beautiful unspoilt view towards May Hill and The Malverns. The garden faces west and enjoys glorious sunshine throughout the day.

SERVICES

Mains water, electricity and drainage. LPG heating.

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

TENURE

Freehold.

VIEWING

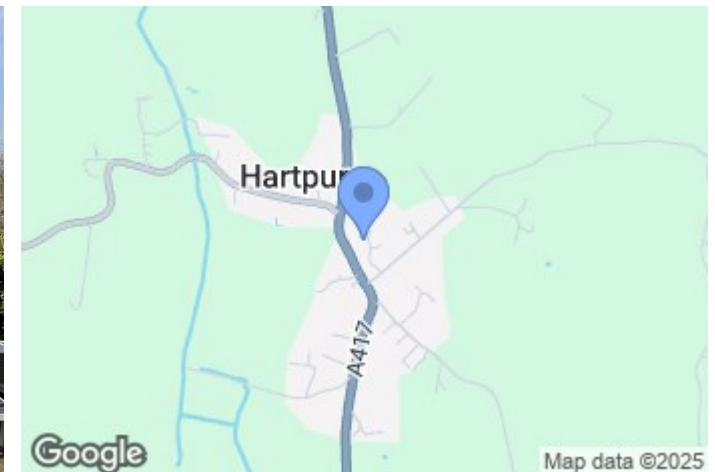
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

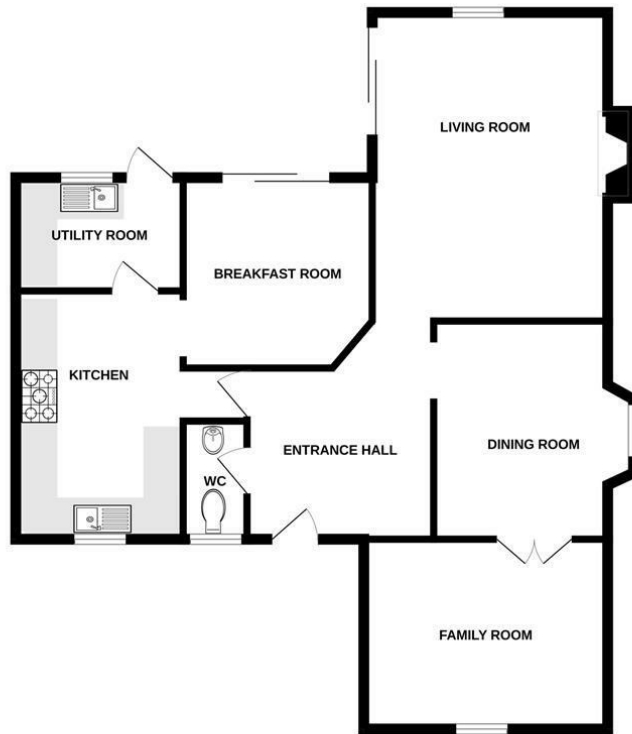
From Gloucester, proceed along the A417 through Maisemore into Hartpury. Continue taking the right hand turning just before the Royal Exchange Public House on your left into Broad Street. Take the first left into Foley Rise and the property will be found on the left hand side.

PROPERTY SURVEYS

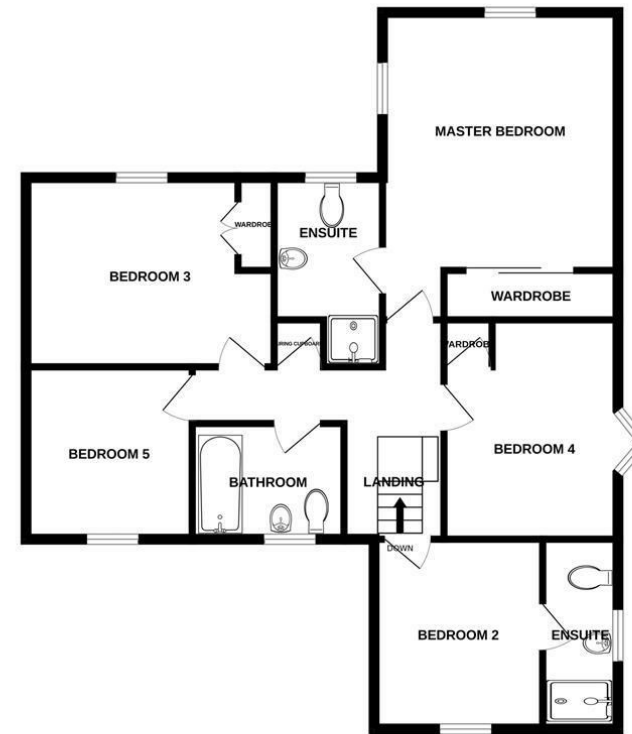
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



1ST FLOOR



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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