



28 Corsend Road  
Hartpury GL19 3BP



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £327,500

A THREE BEDROOM SEMI-DETACHED HOUSE situated in the EVER POPULAR AREA of CORSEND ROAD, with GOOD SIZED GARDENS TO THE FRONT AND REAR, having a LOVELY OUTLOOK ONTO FIELDS AND FARMLAND, AMPLE PARKING, TANDEM GARAGE, all being offered with NO ONWARD CHAIN.

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.





### CANOPY ENTRANCE

Entrance via part glazed frosted door into:

### ENTRANCE HALL

Single radiator, under stairs storage cupboard, stairs to the first floor.

### LOUNGE

13'10 into front aspect bay window x 11'11 (4.22m into front aspect bay window x 3.63m)

Feature fireplace with inset electric fire (original fireplace here if needed), double radiator, large front aspect bay window with a lovely private outlook over the south facing front gardens.

### DINING ROOM

9'11 x 9'10 (3.02m x 3.00m)

Single radiator, rear aspect window with a lovely private outlook over the gardens onto open farmland beyond.

### KITCHEN

9'10 x 8'4 (3.00m x 2.54m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, plumbing for dishwasher, cooker hood, double radiator, rear aspect window with a lovely outlook over the gardens, open fields and farmland beyond. Timber door through to garage.

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

### LANDING

Single radiator, access to roof space (via loft ladder), side aspect window.

### ATTIC SPACE

13'4 x 11'5 (4.06m x 3.48m)

Fully boarded, cut roof, fully usable, power and lighting.

### BEDROOM 1

11'11 x 10'0 (3.63m x 3.05m)

Built-in double wardrobe with hanging rail and shelving, cupboards above, separate boiler cupboard housing the gas-fired central heating and domestic hot water boiler, single radiator, front aspect window with an outlook onto the gardens and onto fields and farmland beyond.

### BEDROOM 2

10'0 x 9'11 (3.05m x 3.02m)

Fitted wardrobe with hanging rail and shelving, cupboards above, single radiator, rear aspect window with a lovely outlook over the gardens and onto open fields and farmland beyond.

### BEDROOM 3

8'10 x 8'5 (l shaped) (2.69m x 2.57m (l shaped))

Built-in cupboard over the stairs, fitted double cupboard, single radiator, front aspect south facing window with a very pleasant outlook.

### BATHROOM

8'3 x 5'6 (2.51m x 1.68m)

White suite comprising modern panelled bath, electric shower over, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, heated towel rail, front and side aspect frosted windows.

### OUTSIDE

A long gravelled driveway leads through to a parking and turning area, suitable for the parking of several vehicles, which leads to:

### DOUBLE TANDEM GARAGE

38'9 x 9'3 (11.81m x 2.82m)

Accessed via up and over door, plumbing for washing machine, several side aspect windows, half glazed UPVC door through to the gardens.

To the front of the property, there is a long front south facing garden, lawned area, outside lighting, fencing and hedging surround. To the rear of the property, there is a concrete patio area, outside tap, good sized lawned area, wooden fencing surround and a lovely unspoilt outlook onto surrounding fields and farmland with views into the distance. The rear garden measures approximately 65' x 30' approximately.

### SERVICES

Mains water, electricity and drainage. LPG fired 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.

### 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 on the A417 towards Ledbury, passing through the village of Maisemore. Pass through Maisemore and on to Hartpury where Corsend Road can be found on your left hand side after the public house. Turn left here and the property will be found after a short distance on the right hand side.

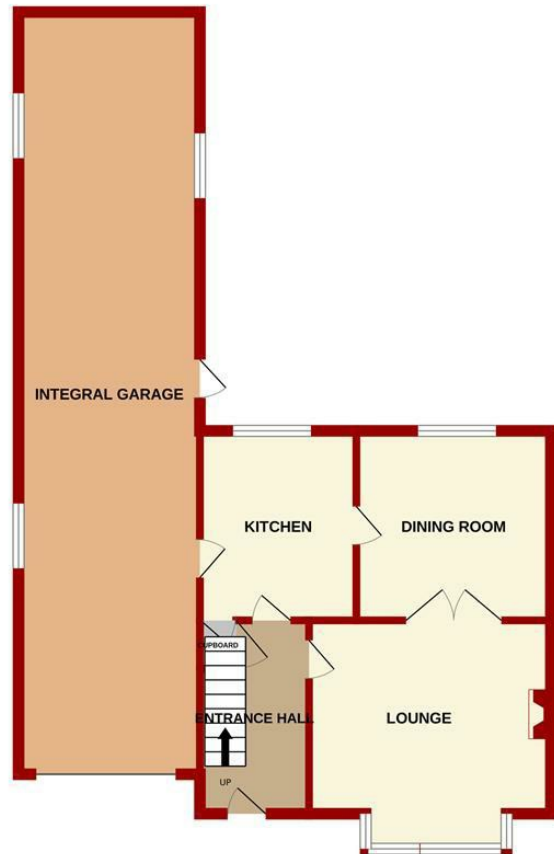
### PROPERTY SURVEYS

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

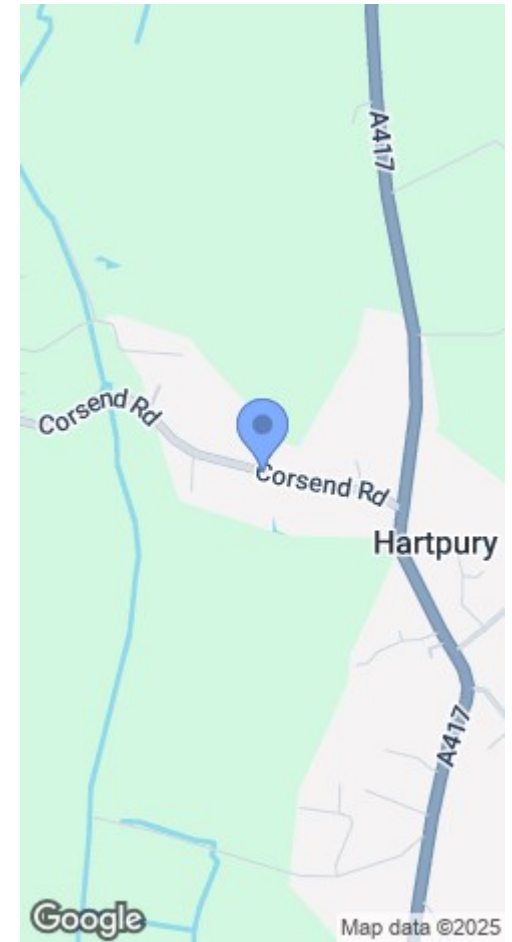


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	<b>England &amp; Wales</b>
		48	EU Directive 2002/91/EC

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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