



9 Quarry Close  
Gloucester GL19 3DP



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£575,000**

FIVE BEDROOM EXECUTIVE STYLE DETACHED FAMILY HOME situated in the SOUGHT AFTER VILLAGE of HARTPURY appreciating SPACIOUS LIVING ACCOMMODATION with TWO LARGE EN-SUITE BEDROOMS, DOUBLE GARAGE, SOUTH FACING REAR GARDEN and COUNTRYSIDE VIEWS.

Hartpury Village offers local amenities to include shop/post office, primary school, church, 2 public houses, village hall, garage and a bus service to the city centre of Gloucester approximately 4-5 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.





The property is accessed via a solid wooden part glazed door into:

### ENTRANCE HALL

Power points, radiator, stairs to the first floor, coving, front aspect upvc double glazed window.

### CLOAKROOM

Low level w.c., pedestal wash hand basin, partly tiled walls, coving, front aspect upvc double glazed frosted window.

### KITCHEN

16'01 x 12'04 (4.90m x 3.76m)

Range of base, wall and drawer mounted units, granite worktops, one and a half bowl sink unit with mixer tap above, decorative glass fronted cabinets, range master cooker with oven and grill, five ring hob and extractor fan above, fridge/freezer and two wine racks, plumbing for dishwasher, tiled flooring, power points appliance points, radiator, coving, inset ceiling spotlights, rear aspect upvc double glazed window enjoying lovely views of the surrounding countryside.

### UTILITY ROOM

7'03 x 5'05 (2.21m x 1.65m)

Base and wall mounted units, granite worktops, single bowl single drainer sink unit with mixer tap above, plumbing for washing machine, tiled flooring, partly tiled walls, oil fired boiler, rear aspect part double glazed door, rear aspect upvc double glazed window.

### LOUNGE

22'07 x 12'01 (6.88m x 3.68m)

Feature electric fireplace with marble effect surround and wooden mantle above, power points, tv point, two radiators, rear aspect upvc double glazed double doors to the garden, front aspect upvc double glazed window with the rear enjoying lovely countryside views.

### DINING ROOM

11'10 x 9'10 (3.61m x 3.00m)

Power points, radiator, coving, rear aspect upvc double glazed doors to the garden.

### STUDY

10'01 x 6'03 (3.07m x 1.91m)

Power points, radiator, coving, front aspect upvc double glazed window.

### FROM THE ENTRANCE HALL, STAIRS LEAD TO:

Power points, radiator, airing cupboard with hot water tank and shelving, access to loft space.

### BEDROOM 1

15'07 x 12'03 (4.75m x 3.73m)

Power points, tv point, radiator, front aspect upvc double glazed window.

### DRESSING AREA

Fitted single and double wardrobes with hanging space and shelving, rear aspect upvc double glazed window enjoying countryside views.

### EN-SUITE

White suite comprising low level w.c., pedestal wash hand basin, double shower cubicle with fully tiled walls, shaver point, extractor fan, inset ceiling spotlights, rear aspect upvc double glazed frosted window.

### BEDROOM 2 (GUEST ROOM)

17'02 x 17' (5.23m x 5.18m )

Power points, two radiators, access to loft space, front and rear aspect upvc double glazed windows with the rear enjoying countryside views.

### EN-SUITE

Low level w.c., pedestal wash hand basin, wall mounted heated towel rail, extractor fan, inset ceiling spotlights.

### BEDROOM 3

12'09 x 9'10 (3.89m x 3.00m)

Power points, radiator, built in double wardrobe, front aspect upvc double glazed window.

### BEDROOM 4

11' x 8'10 (3.35m x 2.69m)

Power points, radiator, rear aspect upvc double glazed window enjoying countryside views.

### BEDROOM 5

9'09 x 7'10 (2.97m x 2.39m)

Power points, radiator, front aspect upvc double glazed window.

### BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, shower cubicle with fully tiled walls, panelled bath, heated towel rail, inset ceiling spotlights, rear aspect upvc double glazed frosted window.

### OUTSIDE

To the front of the property a tarmac driveway can be found suitable for the off road parking of two to three vehicles in turn leading to the double garage with power and lighting. The front also enjoys decorative flower borders and small lawned area.

The south facing rear garden is mostly laid to lawn enjoying lovely views of the surrounding countryside with seating areas, oil tank, decorative borders and vegetable plot.

### SERVICES

Mains water, mains drainage, mains electric and oil.

### WATER RATES

To be advised.

### 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.

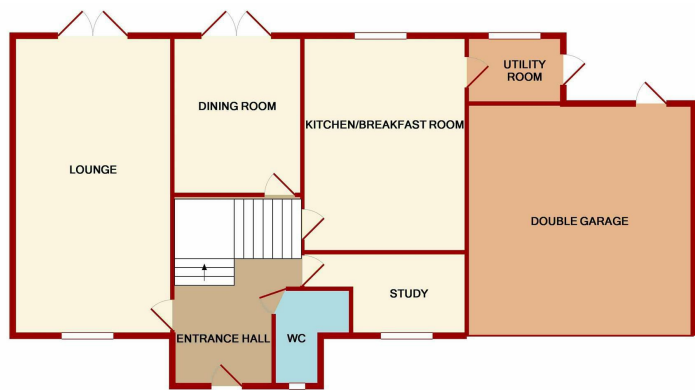
### DIRECTIONS

From Gloucester proceed along the A417 passing through Maisemore into the village of Hartpury. Continue past the Post Office and Vets on your left taking the next right onto Over Old Road. Proceed along this road for a short distance taking a left into Quarry Close where the property can be found in front of you after a short distance.

### PROPERTY SURVEYS

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

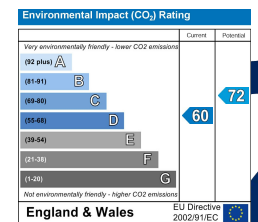
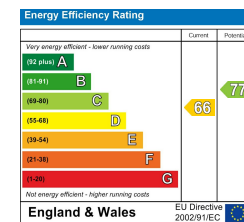




GROUND FLOOR



1ST FLOOR



#### 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](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys