



6 Oak View  
Hardwicke, Gloucester GL2 4AT



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 6 Oak View

£420,000

## Hardwicke, Gloucester GL2 4AT

Spacious four double bedroom detached house with a 19ft fitted kitchen/diner/family room, a single garage and a pleasant enclosed rear garden situated in a tucked away cul-de-sac position.

Accommodation comprises hallway, cloakroom, lounge with a bay window, 19ft kitchen/diner/family room with French doors onto the garden and upstairs you have bedroom one with an en-suite shower room, three further double bedrooms and the family bathroom.

Hardwicke is a village 7 km south of the city of Gloucester. Despite its proximity to Gloucester, the village comes under Stroud Council.

Hardwicke was once renowned for its cider and cheese, this may have led to its survival during the battle for Gloucester in the Civil War – neither side wanted to damage a source of much appreciated sustenance.

Though there is a typical village green and pond on Green Lane, along with some of the village's oldest cottages, there was never a distinct centre to the village and other parts have a distinct "Victorian" feel. Added to this are the newer developments of the 1970s and 1980s, which have gradually become contiguous with the Quedgeley district of Gloucester.

In the centre of the village is the Hardwicke Parochial School which is a Church of England school. The village also benefits from a village hall, a post office, a playing field and two pubs; The Royal British Legion and The Pilot Inn.





Double glazed front door leads into:

## ENTRANCE HALLWAY

Single radiator, stairs leading off, built in storage cupboard with hanging space, telephone point.

## CLOAKROOM

5'5 x 5'5 max (1.65m x 1.65m max)

Low level w.c., wash hand basin with a tiled splashback, single radiator, extractor fan.

## LOUNGE

16'5 x 12'6 max (5.00m x 3.81m max)

Double radiator, tv point, understairs storage cupboard, upvc double glazed bay window to front elevation, matching window to side elevation.

## KITCHEN/DINER/FAMILY ROOM

19'3 x 15'7 max (5.87m x 4.75m max)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit, built in five burner gas hob and extractor hood, electric double oven, plumbing for dishwasher, space for fridge/freezer, upvc double glazed French doors and windows to rear elevation overlooking the rear garden, space for table and chairs and sofa, tv point, double radiator, through to:

## UTILITY ROOM

9'2 x 5'9 (2.79m x 1.75m )

Base units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, cloaks hanging space, extractor fan, double glazed door to rear elevation.







From the entrance hallway stairs lead to the first floor.

### **LANDING**

Single radiator, access to loft space, airing cupboard with hot water cylinder, upvc double glazed window to side elevation.

### **BEDROOM 1**

**12'7 x 12'2 (3.84m x 3.71m )**

Built in wardrobes, tv point, single radiator, upvc double glazed windows to front and rear elevations, through to:

### **EN-SUITE SHOWER ROOM**

**7'1 x 5' max (2.16m x 1.52m max)**

Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, extractor fan, heated towel rail, upvc double glazed window to front elevation.

### **BEDROOM 2**

**13'5 x 12'6 max (4.09m x 3.81m max)**

Built in wardrobes, double radiator, upvc double glazed window to front elevation.

### **BEDROOM 3**

**12'7 x 11'6 max (3.84m x 3.51m max)**

Single radiator, upvc double glazed window to rear elevation.

### **BEDROOM 4**

**11'8 x 9'7 max (3.56m x 2.92m max)**

Single radiator, telephone point, upvc double glazed window to rear elevation

### **FAMILY BATHROOM**

**9'3 x 6'1 max (2.82m x 1.85m max)**

Walk in shower enclosure and unit, panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, extractor fan, upvc double glazed window to rear elevation.



## OUTSIDE

To the front there is a driveway providing off road parking which in turn leads to a:

## GARAGE

17' x 9'2 (5.18m x 2.79m)

Power and lighting.

To the rear there is an enclosed garden which is mainly laid to lawn with a paved patio and wooden built garden shed. Steps lead down to a further paved patio and all is enclosed by panelled fencing.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## LOCAL AUTHORITY

Council Tax Band: E  
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.







## DIRECTIONS

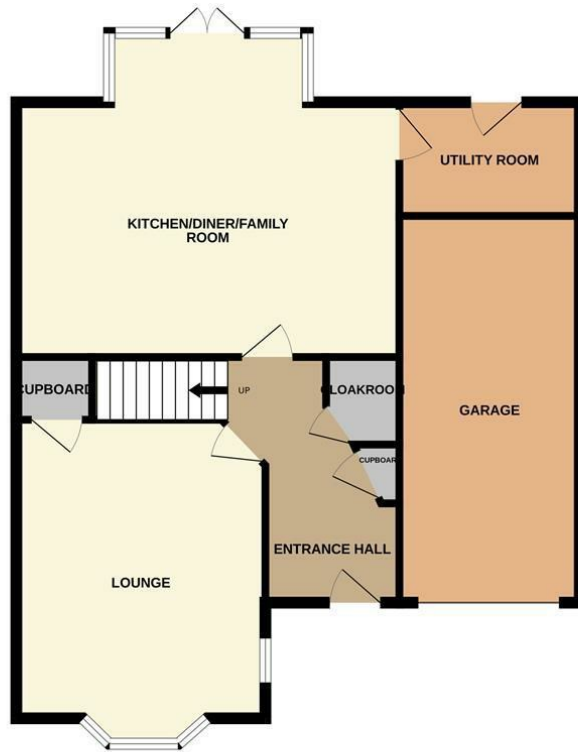
From the Cole Avenue proceed along the dual carriageway towards Bristol and at the roundabout turn left into Waterwells Drive and at the next roundabout take the second exit off continuing along Waterwells Drive. At the next roundabout take the second exit into Marconi Drive and bear right into Hunts Grove Drive then turn right into Oak View where the property can be located.

## 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



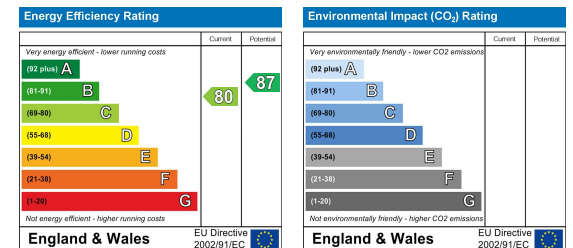
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | [gloucester@stevegooch.co.uk](mailto:gloucester@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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