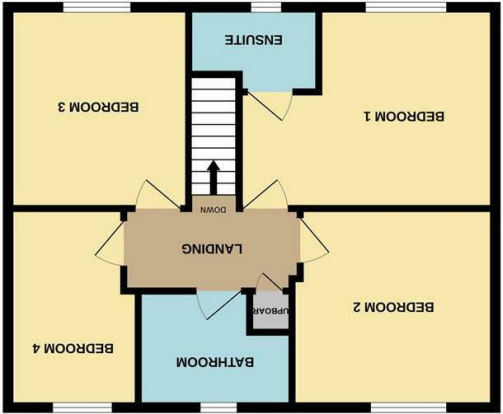
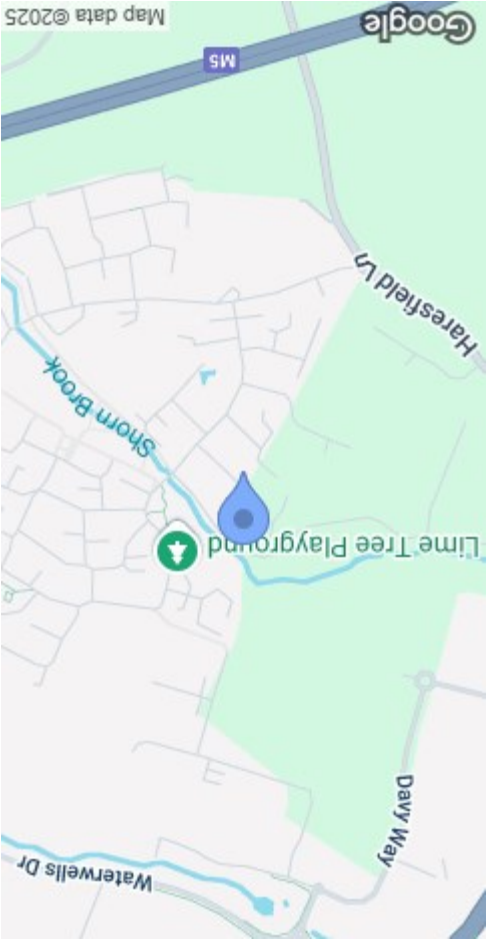


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		England & Wales	
Current	Target	2008/1 EPC	2020/1 EPC
84		93	
Very energy efficient - low running costs		Very energy efficient - low running costs	
A		A	
(93-100)		(93-100)	
B		B	
(81-92)		(81-92)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(39-54)		(39-54)	
F		F	
(29-38)		(29-38)	
G		G	
(1-28)		(1-28)	
Not energy efficient - high running costs		Not energy efficient - high running costs	
Very inefficient - high CO2 emissions		Very inefficient - high CO2 emissions	
2002/1 EPC		2020/1 EPC	

Environmental Impact (CO <sub>2</sub> ) Rating		England & Wales	
Current	Target	2008/1 EPC	2020/1 EPC
A		A	
(92-100)		(92-100)	
B		B	
(81-91)		(81-91)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(39-54)		(39-54)	
F		F	
(29-38)		(29-38)	
G		G	
(1-28)		(1-28)	
Not energy efficient - high running costs		Not energy efficient - high running costs	
Very inefficient - high CO2 emissions		Very inefficient - high CO2 emissions	
2002/1 EPC		2020/1 EPC	



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.

TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx.  
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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£398,500

Spacious three year old four bedroom detached family home with a 22ft fitted kitchen/diner, a 19ft detached garage and an en-suite shower room situated in a pleasant cul-de-sac location.

Accommodation comprises hallway, cloakroom, study, lounge with French doors onto the patio, 22ft fitted kitchen/diner, utility room, bedroom one with its en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom with a white suite.

Outside of the property you have a small front garden and a driveway leading to the 19ft detached garage. Around to the rear you have an enclosed garden that is mainly laid to lawn with a paved patio.

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 with storage cupboard beneath.

#### CLOAKROOM

6'1 x 2'9 (1.85m x 0.84m)

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

#### STUDY

11'1 x 6' (3.38m x 1.83m)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

#### LOUNGE

15'7 x 11' (4.75m x 3.35m)

Double radiator, tv point, upvc double glazed French doors onto the patio.

#### KITCHEN/DINER

22' x 9'2 (6.71m x 2.79m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in electric double oven, four burner gas hob and extractor hood, plumbing for a dishwasher, space for a fridge/freezer, single radiator, space for table and chairs, upvc double glazed windows to front and rear elevations, through to:

#### UTILITY ROOM

8'7 x 5'8 (2.62m x 1.73m)

Single drainer stainless steel sink unit, laminated worksurface and splashbacks, built in storage cupboards, plumbing for automatic washing machine, wall mounted gas fired combination boiler, double radiator, upvc double glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

#### LANDING

Single radiator, access to loft space, built in storage cupboard.

#### BEDROOM 1

14'4 x 11'4 max (4.37m x 3.45m max)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area, through to:

#### EN-SUITE SHOWER ROOM

8' x 4'9 max (2.44m x 1.45m max)

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

#### BEDROOM 2

11'7 x 10'3 max (3.53m x 3.12m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

#### BEDROOM 3

11'3 x 9'4 max (3.43m x 2.84m max)

Single radiator, upvc double glazed window to front elevation.

#### BEDROOM 4

10'7 x 6' max (3.23m x 1.83m max)

Single radiator, upvc double glazed window to rear elevation.

#### BATHROOM

8'6 x 6'3 max (2.59m x 1.91m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, radiator, extractor fan, upvc double glazed window to rear elevation.

#### OUTSIDE

To the front there is a paved pathway leading to the front door and a garden with bushes.

To the side there is a driveway providing off road parking with an electric car charging point which in turn leads to a:

#### SINGLE DETACHED GARAGE

19'3 x 9'1 (5.87m x 2.77m)

Up and over door to front elevation, power, lighting and storage space over.

The rear garden is mainly laid to lawn with a paved patio all surrounded by panelled fencing.

#### SERVICES

Mains water, electricity, gas and drainage.

#### WATER RATES

To be advised.

#### 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.

#### LOCAL AUTHORITY

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

#### TENURE

Freehold.

#### MANAGEMENT FEE

£238.00 Per Annum.

#### 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

On approaching Hunts Grove proceed along Hunts Grove Drive onto the newest part of the estate turning right into Velthouse Close where the property can 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).