



THE OLD THATCH
Church Lane | Hardwicke | Gloucestershire | GL2 4RP

HUGHES **HS** SEALEY

Welcome to... THE OLD THATCH

Welcome to The Old Thatch, a wonderful example of an early 17th-century Grade II listed thatch cottage that is beautifully presented, full of charm and character, and as such is ready to move into and enjoy.

The property, which is offered for sale with no onward chain, has previously been extended, and so today we ensure the home enjoys plenty of internal accommodation, which is befitting of the circa one-acre garden that accompanies the property.

Add in that the home enjoys off-road parking for four cars while also having a detached double garage, and you begin to understand why The Old Thatch comes with such a high recommendation to view.

Located in Hardwicke, the village is positioned on the outskirts of Gloucester yet offers good commuter links into the city and, of course, Gloucester Quays, which offers an array of shopping and food outlets and borders onto the world-famous Gloucester docks and Gloucester Cathedral. The property is also within close proximity to both primary and secondary schools, and for commuters, access to the A38 and M5 is within easy reach.

Returning to the property, the home has two formal reception rooms, the living room and dining room. The living room enjoys plenty of natural light from the triple-aspect windows, while the log-burning stove, inset to the

chimney breast, complete with a natural stone surround, provides the room with a focal point.

The dining room sits next to the fitted kitchen, with the room benefiting from a wealth of units that sit alongside a host of integrated appliances, including the range cooker. The kitchen features double-aspect windows, ensuring one can enjoy views over the property's garden.

Further rooms on the ground floor include the three-piece family bathroom, complete with roll-top bath, the formal entrance hall, rear hall, master bedroom with French doors leading onto the garden, a four-piece en suite bathroom and finally the utility room.

A drop-down ladder provides access to the loft space, which sits above the utility room. This room has been plastered and decorated, enjoys light, power, and natural light from the window in the end gable wall, and is also carpeted.

Upstairs in the main home is a galleried landing, which in turn provides access to the two further double bedrooms. Bedroom two is a sizeable room, and as such, the current owners have split the room into two sections, comprising the bedroom and a separate seating area.













Explore outside... THE OLD THATCH

Externally, the home benefits from a large driveway, providing ample parking for at least four cars, if not more. In addition to the driveway, there is a detached double garage, which benefits from light and power.

The garden is simply a delight and a credit to the current owners, as it is their hard work that has created this wonderful paradise.

Within the garden are lawned areas, paved terraces and a raised decked terrace that overlooks the impressive pond, which is full of koi. Furthermore, within the garden is a summerhouse that benefits from light and power and sits nestled in mature trees and shrubs.

Further into the garden is an art studio, and for those that paint or draw, you are sure to be inspired by the surroundings you find yourself in, as there is so much colour, maturity and texture to the garden, and as such, it really has to be seen to be fully appreciated.

Finally, there is the orchard, where one will find a fine selection of mature fruit trees.

KEY FEATURES

- A stunning, Grade II listed, early 17th century three-bedroom detached thatched cottage
- The property is offered for sale with no onward chain
- Beautifully presented and full of charm and character, the home is ready to move into and enjoy
- The home enjoys wonderfully mature grounds of one acre
- The garden features a pond, summer house, art studio plus a large driveway and double garage
- Internally the home, which has been extended features an array of

accommodation over the two floors

- Two formal reception rooms being the living room and dining room, plus a super fitted kitchen
- Ground floor completed by the family bathroom, utility room and master bedroom with en suite
- To the upper level is two further double bedrooms, galleried landing and a large loft space
- To truly appreciate the home, it must be viewed in person

DIRECTIONS

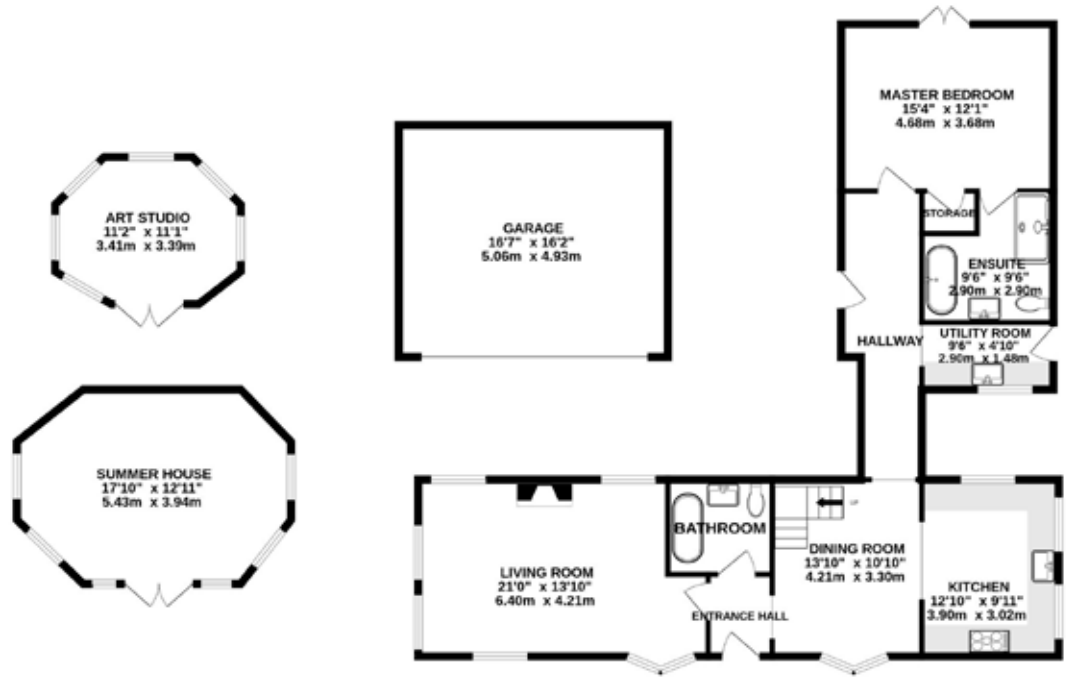
To locate the property, please enter the following postcode into your sat nav system: GL2 4RP. Upon arrival, the property can be identified by our For Sale sign.



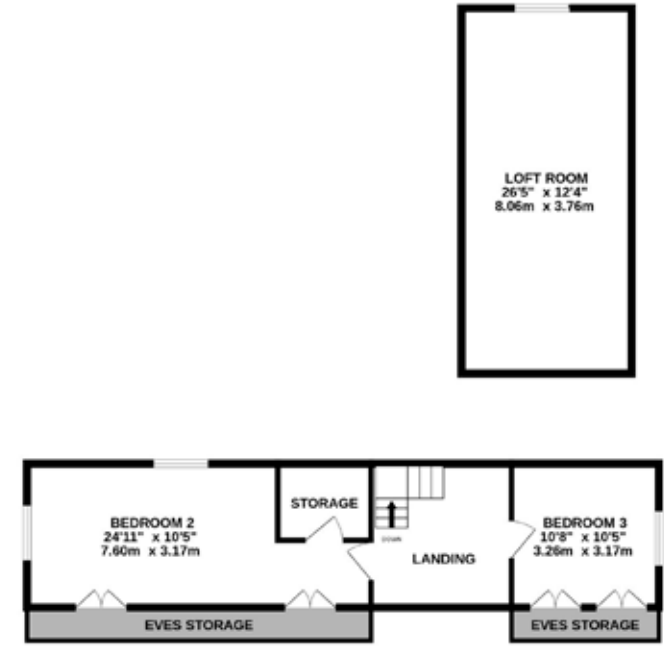




GROUND FLOOR
1716 sq.ft. (159.4 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 2518 sq.ft. (234.0 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.
Made with Metropix ©2024

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY