



17 FOLEY RISE
Hartpury | Gloucestershire | GL19 3DW

HUGHES **HS** SEALEY

Welcome to...

17 FOLEY RISE

Welcome to 17 Foley Rise, a five double bedroom detached family home located within the highly desirable village of Hartpur. Located within a cul-de-sac of similar style properties, the home enjoys spacious accommodation throughout, whilst further enjoying a south westerly, unbroken open view to the rear of the property across Gloucestershire countryside.

Built in 1991 by Bovis Homes, we present a property to the market that is modern in décor, neutral in colour and one that offers spacious accommodation over the two floors totalling 2109 sq ft.

The village itself is located within easy reach of Cheltenham, Gloucester and Tewkesbury and offers amenities to include a primary school, public house, village store and of course the renowned Hartpur College. For larger shops and supermarkets, Gloucester is the closest city and offers shopping at Gloucester Quays whilst there is a range of recreation facilities surrounding Gloucester Docks.

Returning to the home, internally the property benefits from a welcoming entrance hall which leads to the three formal reception rooms as well as the downstairs cloakroom. The first of these rooms is the living room which enjoys sliding patio doors into the garden and a wood burning stove inset to the chimney breast. The second room is the snug whilst French doors lead to the final room; the family room or which could of course be a study/office if so required.

Continuing along the entrance hall leads to the modern fitted kitchen. The kitchen offers an array of integral appliances with the centre piece of the kitchen being the range style cooker. Just off the kitchen is a large breakfast room which has an outlook over the garden and the open countryside beyond. The final room leading off the kitchen is that of the utility room which has been finished in the same style as the kitchen.

Moving upstairs, two of the five bedrooms enjoy en suite shower rooms, these rooms being the master bedroom and bedroom four. Furthermore, the master bedroom and bedrooms two and three all boast fitted wardrobes whilst the two rear bedrooms also enjoy the wonderful outlook that this property has. Completing the upstairs accommodation is the modern, three-piece family bathroom.









Explore outside... 17 FOLEY RISE

Stepping outside, the front of the property offers driveway parking for multiple vehicles which in turn leads to the detached double garage. The garage benefits from light and power and there is a pedestrian door to the rear garden.

The rear garden is a balance of lawns and paved seating, which is found outside the breakfast room and to the side of the living room. The garden is enclosed by a mixture of hedging and fencing and offers a high degree of privacy.

- Extended five double bedroom, detached family home, ready to move into and enjoy
- Located within a desirable Gloucestershire village, enjoying an outlook over fields to the rear
- Driveway parking and detached double garage with light and power
- Living room with log burning stove and sliding doors to rear garden

- Additional reception rooms include the snug and family room/office
- Modern fitted kitchen with range of fitted appliances. Adjoining breakfast room and utility
- Master bedroom with fitted wardrobes and en suite shower room
- One further bedroom offering an en suite shower room
- Modern three-piece family bathroom completes the upstairs accommodation
- Enclosed rear garden offering paved terraced and lawns. Enclosed by fencing and hedging

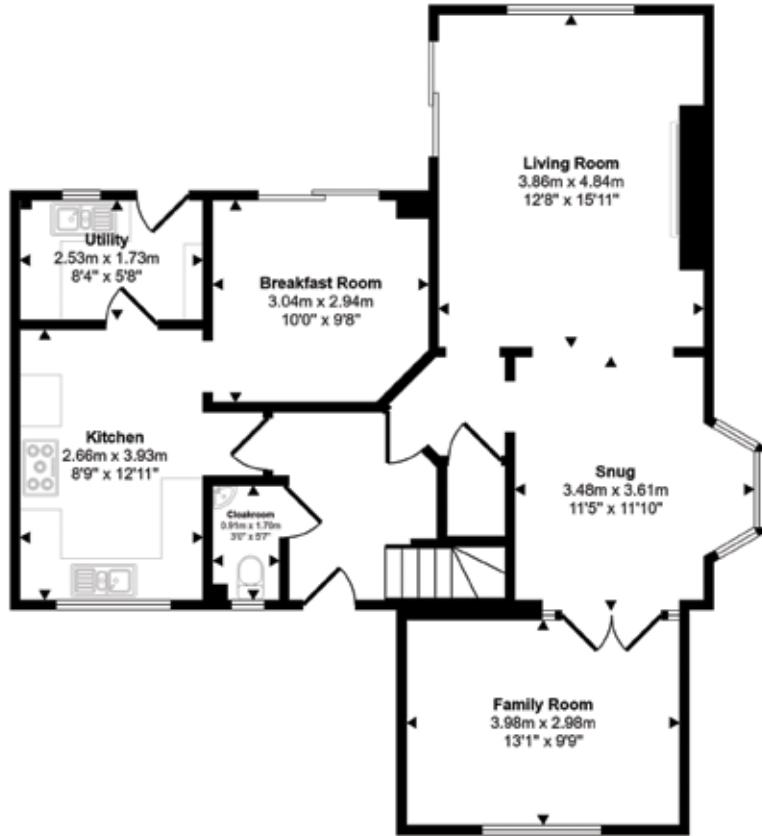
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL19 3DW. Upon arrival, the property can be identified by our For Sale sign.

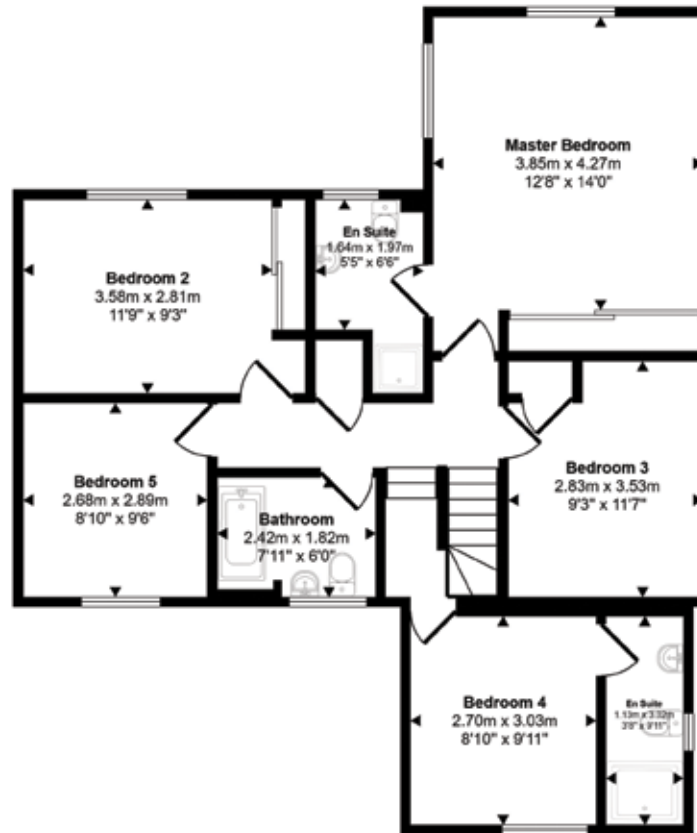


Approx Gross Internal Area
185 sq m / 1995 sq ft

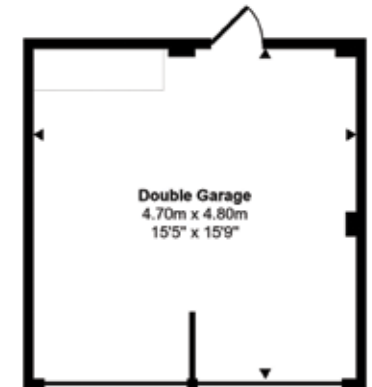
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	11	11
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 81 sq m / 876 sq ft



First Floor
Approx 81 sq m / 876 sq ft



Garage
Approx 23 sq m / 243 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.





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