



**, Forthampton GL19 4QA**  
**£775,000**





## , Forthampton GL19 4QA

- Detached country home
- Far reaching views
- Plot of 1/4 of an acre
- Sought after village location
- Ample parking
- No onward chain
- EPC tbc
- Council tax F

**£775,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Entrance hall

Tiled flooring, stairs to first floor with galleried landing, under stairs storage cupboard with shelving, further built in cloaks cupboard with clothes hanging rail and shelving, window to the front overlooking the front gardens.

### Cloakroom

WC and pedestal wash basin with tiled splash back, frosted window to the front.

### Living room

The generous living room has a feature fireplace with insert Stovax Riva Vision multi fuel burner, window to the front provides a view over the gardens and there are double doors opening into the conservatory.

### Conservatory

UPVC construction and offering multiple aspects over the rear gardens and the beautiful surrounding countryside at the back of the property.

### Dining room

Window to the rear aspect offering views over the gardens and countryside beyond.

### Kitchen

Inset one and half bowl stainless steel Frankie sink unit with monobloc mixer tap above, a range of base and eye level units with worktops. There is space for a range style cooker. An archway with exposed brickwork opens through to a very versatile breakfast room. There is also a window to the rear showing the rural views and country location.

### Breakfast room

A range of inset LED lighting, window to the side aspect and French doors opening to the patio and gardens. A personal door gives access to the double garage.

### Galleried landing

Window to the front, large built in double airing cupboard with a range of wooden slatted shelves, unvented hot water cylinder and further doors giving access to the bedrooms.



### **Bedroom one**

Double glazed window to the rear overlooking the gardens with wonderful views, two built in double wardrobes and a further door opening to the ensuite shower room

### **Ensuite shower room**

Fully tiled corner shower enclosure with mains thermostatic power shower, matching close coupled WC and pedestal wash hand basin. Floor to ceiling ceramic tiled surround, wall mounted chrome heated towel radiator, complementing tiled floor, Double glazed window to the rear

### **Bedroom two**

Double glazed window to the rear with far reaching views.

### **Bedroom three**

Double glazed window to the front aspect overlooking the fore garden.

### **Bedroom four**

Double glazed window to front aspect overlooking the garden.

### **Family bathroom**

Has floor to ceiling ceramic tiled surround. A tiled bath with mains thermostatic power shower above, matching close coupled WC and pedestal wash hand basin, wall mounted chrome heated towel radiator, complementing tiled floor, Double glazed window to the rear.

### **Outside**

To the front of the home is a gated driveway with parking for 3/4 vehicles which in turn leads to the double garage which has two up and over electric doors. The front garden is mainly laid to lawn with mature shrubs and hedgerow and Ash tree. Gated side access leads around to the rear garden which is beautifully adjoining open fields at the back and looking to the left the Malvern Hills can be seen. A generous patio area adjoins the property ideal for alfresco dining or simply to enjoy the splendid surroundings. Access can be gained from both sides of the property. There is a range of external lighting and water supply. A paved pathway at the side provides a useful area to conceal the wheelie bins where there is additional outside lighting and second water supply. The gardens and ground measure approx 1/4 of an acre.

### **Location**

Forthampton is a village in Gloucestershire, England. The village is located three miles from the market town of Tewkesbury and features " a great number of interesting buildings", [2] fine views, several duck ponds, a church, a collection of thatched cottages and farmsteads, a village hall and a village club. Forthampton was designated a Conservation Area in 2003 due to its special architectural and historic interest, character and appearance which it was desirable to preserve and enhance. [3] Notable features of the village include extensive historic





buildings clustered around farm houses situated at the centre of the village, the many roadside ponds and grass verges around and between buildings and significant panoramic views.

### Material information

Tenure: Freehold

Council tax band: F

Local authority and rates: Tewkesbury Borough

Council £3023.48 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

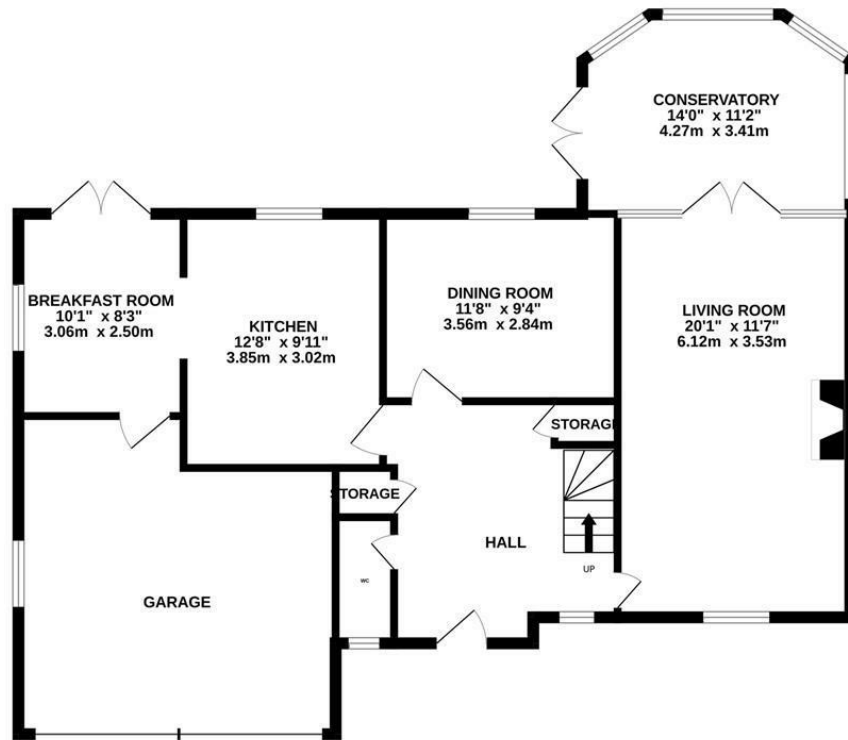
Heating: Oil fired central heating

Broadband speed: Basic 3 Mbps, Ultrafast 1000 Mbps

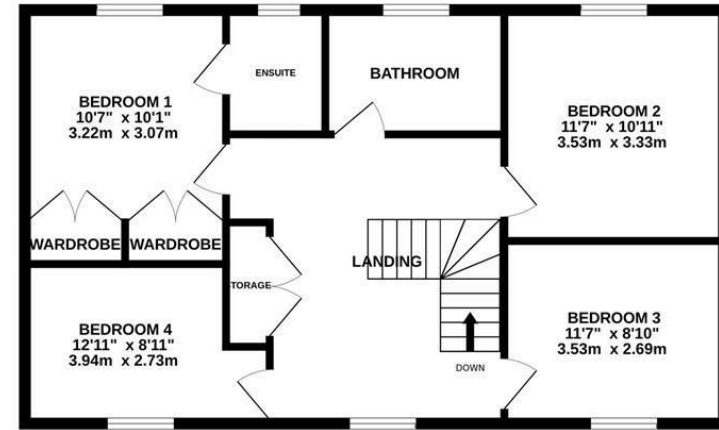
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 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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1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

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