



**2 Chapel End, Hartpury GL19 3FH**  
**£595,000**





## 2 Chapel End, Hartpury GL19 3FH

- Brand new detached family home
- Select development of eleven properties
- Rural village location close to primary school and amenities
- "A" rated efficiency to include solar panels and ground source heat pump
- Spacious accommodation and contemporary finish throughout
- Private rear gardens and off-road parking
- Forest of Dean District Council. Tax Band TBC

**£595,000**

### Chapel End

Located in the rural village of Hartpury, Chapel End is a small development of two-, three- and four-bedroom homes.

Built by local, award winning contractor Aqua Construction, sustainability and the environment have been at the forefront of the design. Each home comes with an 'A' rated EPC; featuring rainwater harvesting, air source heat pumps for underfloor heating, and roof mounted solar panels, for energy efficiency and reduced ownership costs. In addition, there are electric vehicle charging points at each property.

The traditional design of the homes is in-keeping with neighbouring developments. The homes are faced in brickwork and clay plain tiles with anthracite grey windows, doors, and

fascia/bargeboards to give a modern twist to the scheme.

Ecological enhancement, and mitigation measures were an important consideration at the design stage. A street lighting strategy was produced to not interfere with the bats and hedgehog highway routes are proposed between neighbouring fences together with hedgehog nesting boxes. Various bird nesting boxes are to be incorporated into the build. Existing hedgerows are to be enhanced and new hedges will be planted with native species.

### Entrance hall

With stairs leading up to the first floor and doors leading off to ground floor accommodation.

### Living room

Two windows to the front aspect.



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### **Open plan kitchen dining/family room**

Beautifully appointed kitchen with a contemporary range of base and wall mounted units with quartz worktops. There are integrated appliances to include dishwasher, oven, induction hob with extractor, fridge and freezer. There is also a central island with breakfast bar over hang and window to rear aspect. The family area boasts folding doors out to the gardens allowing in an abundance of natural light.

### **Utility room and cloakroom**

A range of cupboards and storage with worktop and integrated stainless steel sink. Built in washing machine. Door into cloakroom which has WC, hand basin and useful storage cupboard.

### **First floor landing**

Access to loft space, window to rear aspect, built in storage cupboard housing water cylinder.

### **Master bedroom**

Rear aspect window.

### **Ensuite shower room**

Stylish and contemporary finish with suite comprising shower enclosure with direct feed shower, WC and hand basin. Part tiled walls.

### **Bedroom two**

Windows to the front and rear aspect.

### **Bedroom three**

Front aspect window.

### **Bedroom four**

Front aspect window.

### **Family bathroom**

Modern suite comprising bath, separate shower enclosure and hand basin. Frosted window to side aspect.

### **Outside**

To the front of the property is an area of lawn with attractive border. There is a block paved driveway with ample parking. Gated side access leads to the rear garden. The landscaped gardens are already mature having been laid to lawn and border edges with various trees and bushes already planted.

### **Location**

Hartpury, located approximately 5 miles north of the historic city of Gloucester, provides various amenities including primary schooling, weekly post office service, public house and active community with various social groups and clubs. Popular with both young families and working professionals due to easily accessible commuting links, the village is known for the prestigious Hartpury College with its extensive equestrian and sporting facilities.

### **Material information**



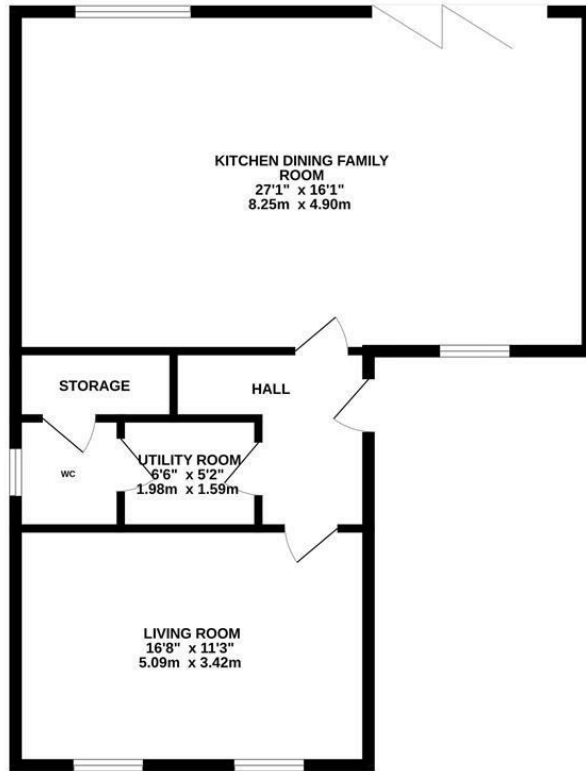


Tenure: Freehold  
Council tax band: TBC  
Local Authority: Forest of Dean District Council  
Electricity supply: mains  
Water supply: mains  
Sewerage: Shared treatment plant  
Heating: Air Source and solar panels  
Broadband speed: Basic 20 Mbps Superfast 80 Mbps

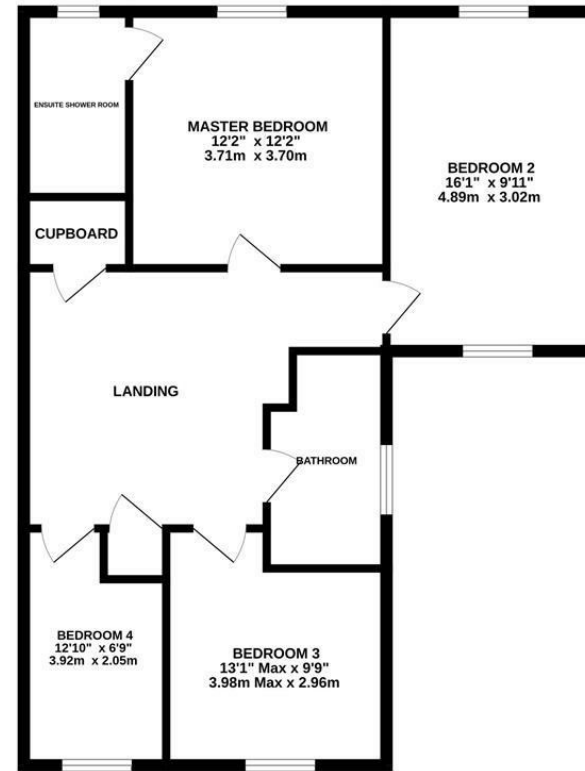
Mobile phone coverage: EE, Vodafone, O2



GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 1533 sq.ft. (142.5 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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