



**17 Chapel End, Hartpury GL19 3FH**  
**£575,000**



## 17 Chapel End, Hartpury GL19 3FH

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

**£575,000**

### 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/argeboards 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

Window to the front aspect and double doors out to the rear garden.

### Kitchen/diner

Beautifully appointed with ample wall and base mounted storage units, quartz work tops and breakfast bar on central island. Integrated appliances to include fridge, freezer, dishwasher, oven and hob on the island. Windows to front and side and bi folding doors to the rear garden.

### Utility and Cloakroom

A range of cupboards and storage with worktop and integrated stainless steel sink. Built in washing machine. Door into cloakroom which as 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.

### Bedroom one

Window to front aspect.

### 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

Front aspect window.

### Bedroom three

Rear aspect window with rural outlook.

### Bedroom four

Rear aspect window with rural outlook.

### Family bathroom

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

### Outside

To the front of the property has been landscaped with barked finish with various shrubs. Steps lead up to front door. There is a block paved driveway to the side of the house with parking for a number of vehicles. Gated side access leads around to the rear garden which is mainly laid to lawn with patio area off back doors and the garden is enclosed by fencing at the rear.

### 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



1 High Street, Newent, GL18 1AN

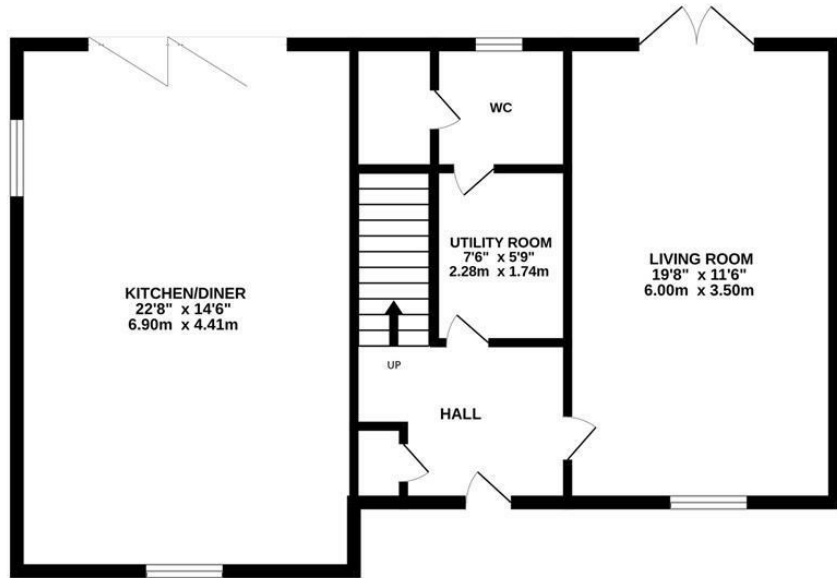
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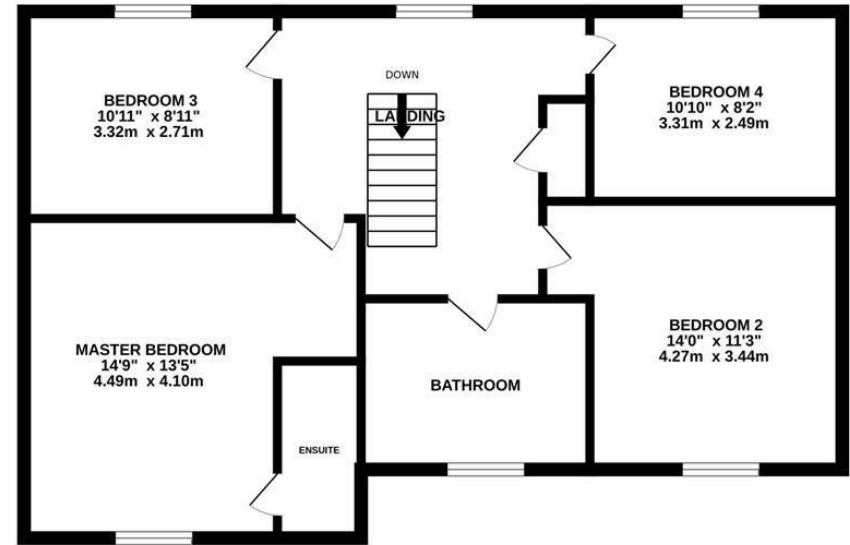
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**GROUND FLOOR**  
735 sq.ft. (68.3 sq.m.) approx.



**1ST FLOOR**  
735 sq.ft. (68.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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