



**Lilac Cottage Gloucester road, Hartpury GL19 3BT**  
**Guide Price £725,000**





# Lilac Cottage Gloucester road, Hartpury GL19 3BT

• Four/five bedroom family home in popular village location • No onward chain • Versatile living accommodation • Home office and workspace • Pleasant gardens and off-road parking • Forest of Dean District Council, Tax Band F (£3239.57 2025/26) • EPC E51



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## Guide Price £725,000

### Entrance hall

Accessed via the front door there are the stairs to first floor and thumb latch doors leading off to the ground floor accommodation.

### WC

WC and hand basin.

### Living room

A generous room with dual aspect windows, feature fire place with inset woodburning stove, opening into dining area and door leading off to utility room.

### Utility room

Tiled flooring, stainless steel sink unit with cupboards under, plumbing for washing machine, window to side and door to rear.

### Kitchen/Diner

Stylishly appointed kitchen with a range of base and wall mounted storage units, granite worktops and breakfast bar, inset sink, wooden flooring, window to front aspect, roof light over the dining area and two doors leading outside, one providing level access. Integrated appliances dishwasher, double electric oven, fridge/freezer and electric hob.

### First floor landing

Window to the front aspect and access to bedrooms at the front of the home and further stairs leading up to the family room at the rear.

### Bedrooms

There are four bedrooms on the first floor with the Master boasting built in wardrobes.

### Bathroom

White suite comprising bath, wash hand basin and WC. There is a window to the rear aspect.

### Family room

Designed and built by the current owners this versatile space has been enjoyed as a family/day room and offers the flexibility to be utilised in a number of ways. It has a kitchenette area, expanse of living space with wooden flooring, Juliet balcony and double doors leading out to the garden. There is also an ensuite shower room with shower enclosure, WC and hand basin.

### Home office and workspace

Designed and built by the current owners, ground floor annexe which could be used as a garage if required and accessed via 2 sets of double doors at the front or pedestrian door at the rear. Ideal space for working from home or running a business from. There is a WC and plumbing for kitchenette. There is the potential to incorporate the space into the main house (subject to planning etc)

### Outside

To the front of the home is a pleasant cottage courtyard garden which leads to the front door. The recently completed tarmacadam driveway leads up to paved parking area. There is a passageway through to rear yard with steps up to the gently sloping garden which is mainly laid to lawn with mature borders, plants and trees. There is also a patio area off the family room via the double doors.

### 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: F

Local Authority: Forest of Dean District Council (£3239.57 2025/26)

Electricity supply: mains

Water supply: mains

Sewerage: mains

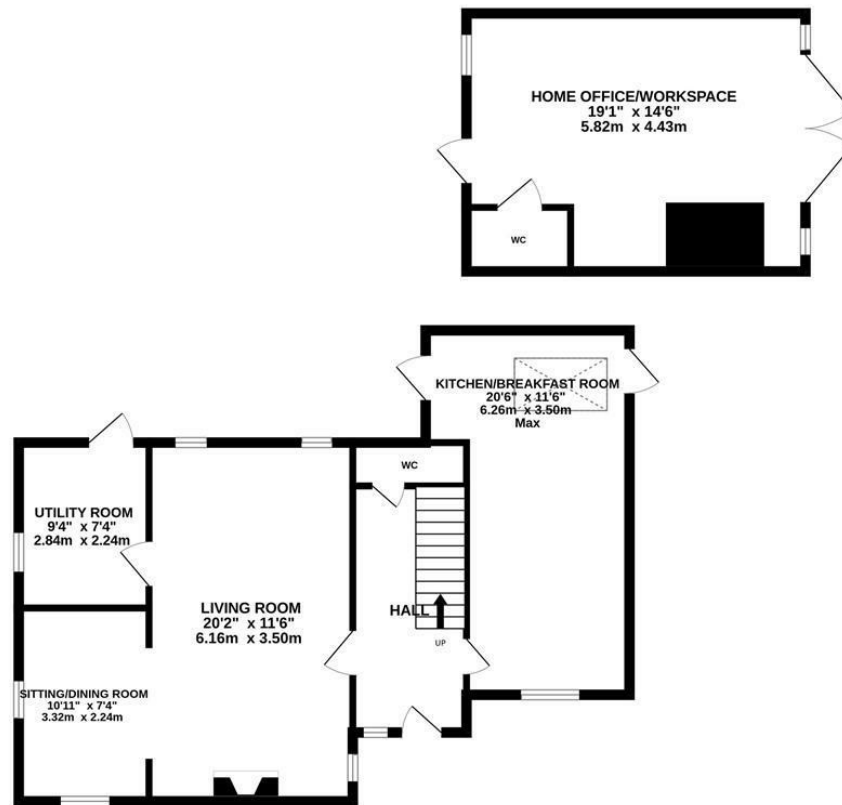
Heating: oil

Broadband speed: Basic 20 Mbps Superfast 80 Mbps

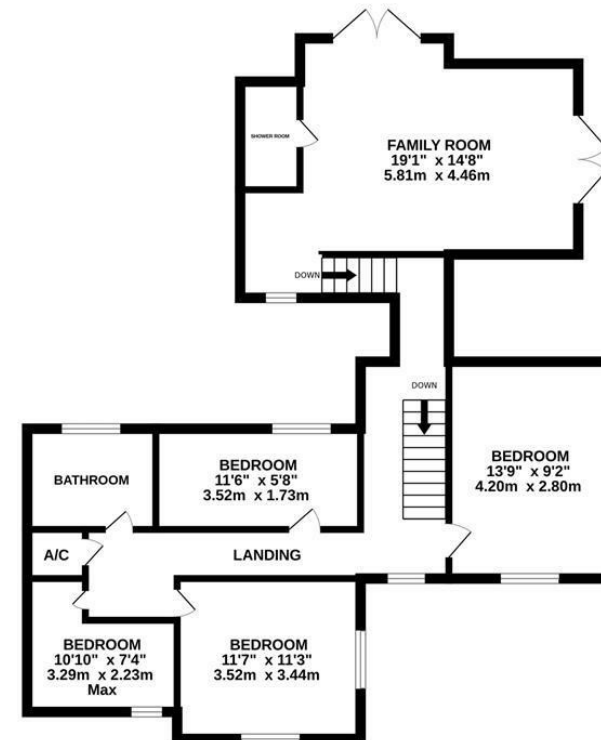
Mobile phone coverage: EE, Vodafone, O2



GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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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