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**17 Chapel End Over Old Road, Hartpury, GL19 3FH**

**£575,000**

BRAND NEW HOMES in the Countryside! Chapel End, Hartpury offers a choice of 2, 3 and 4 bedroom homes. This is a small development of just 11 homes (ONLY 5 remaining) in a rural setting and popular village location.

## The Situation

Hartpury offers a range of amenities - a local primary school, nursery, village hall, the well known 'Royal Exchange' pub and neighbouring Hartpury University and Rugby Club, also a number of local cricket and football clubs. There are a vast number of public footpath walks throughout Hartpury and the surrounding area.

The development is just off the A417 that links Staunton and Maisemore and is 6 miles to Gloucester. From the City there are direct trains to London, Bristol, Cardiff, Cheltenham and Worcester.

## Entrance Hall

Kitchen/Dining 22'10 x 14'9 (6.96m x 4.50m)

Living Room 19'11 x 11'5 (6.07m x 3.48m)

Utility 7'5 x 5'7 (2.26m x 1.70m)

Bedroom 1 14'9 x 13'7 (4.50m x 4.14m)

Ensuite

Bedroom 2 11'4 13'7 (3.45m 4.14m)

Bedroom 3 11'0 x 9'0 (3.35m x 2.74m)

Bedroom 4 10'10 x 8'3 (3.30m x 2.51m)

Bathroom

## OUTSIDE

Situated on a Private Road ample OFF ROAD parking

The landscaped gardens are already mature having been laid to lawn and border edges with various trees and bushes already planted ! ( Garden Storage will be built included)

## Services

Mains water, shared drainage, Air Source and Solar Panels

Forest of Dean District Council tax band TBC

10 year Build Zone Warranty

## Tenure

Freehold

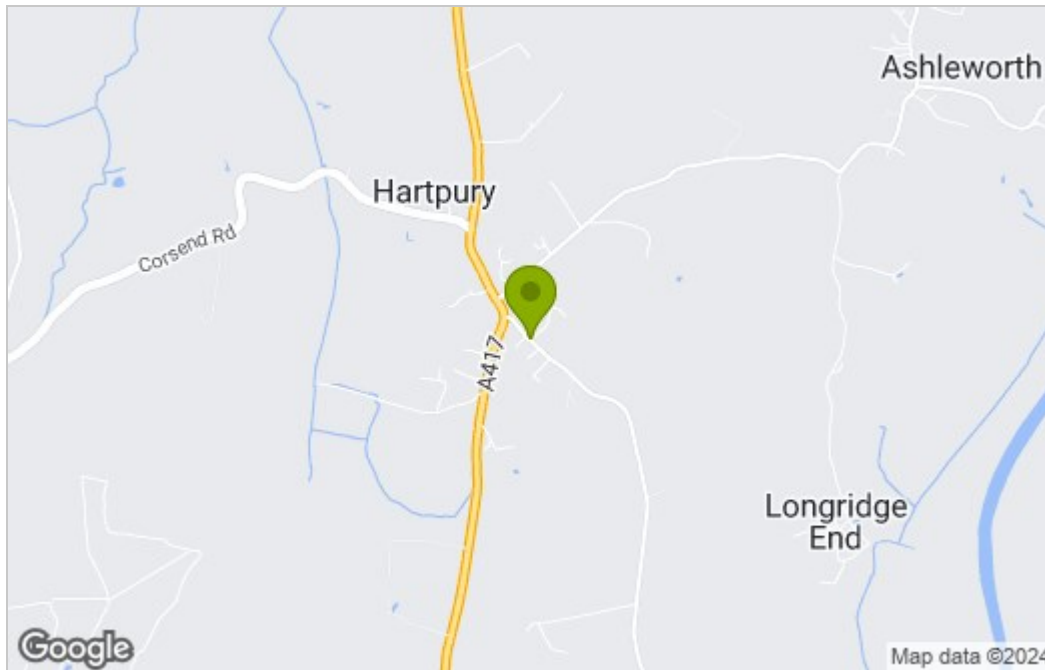
# Floor Plan



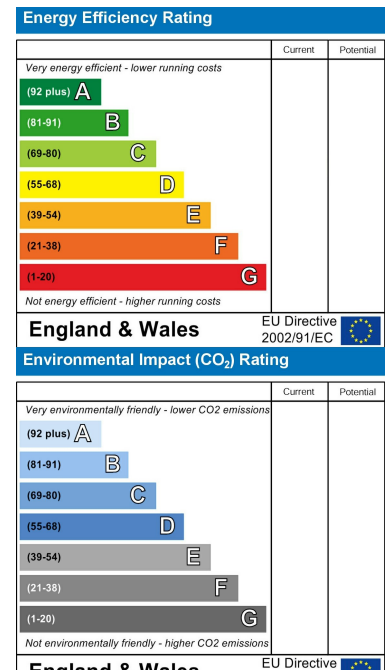
Total area: approx. 139.8 sq. metres (1504.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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