



1 Laburnum Villas  
, Hartpury, GL19 3FB

£385,000





This beautifully presented Three bedroom DETACHED family home is in SHOW HOME condition, situated on a private road in the centre of the popular village of Hartpury.

Hartpury, which is approximately 5 miles north of the historic city of Gloucester, the village provides various amenities, including primary schooling, weekly post office service, a public house, and an 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.

Entrance Hall

Cloakroom

Lounge/Dining Room  
20'4 x 20'2 (6.20m x 6.15m)

Kitchen  
11'11 x 8'8 (3.63m x 2.64m)

Utility Room

Bedroom 1  
12'8 x 9'9 (3.86m x 2.97m)

Bedroom 2  
10'2 x 9'10 (3.10m x 3.00m)

Bedroom 3  
10'9 x 8'8 (3.28m x 2.64m)

Bathroom







### OUTSIDE

Situated on a private road OFF ROAD parking for three vehicles. Gated side access to the rear walled garden mainly laid to lawn, patio additionally a raised decking area, summerhouse and space ideal for BBQ .



### Services

Mains drainage, oil and Solar Panels (owned by the property)  
Forest of Dean District council tax band D

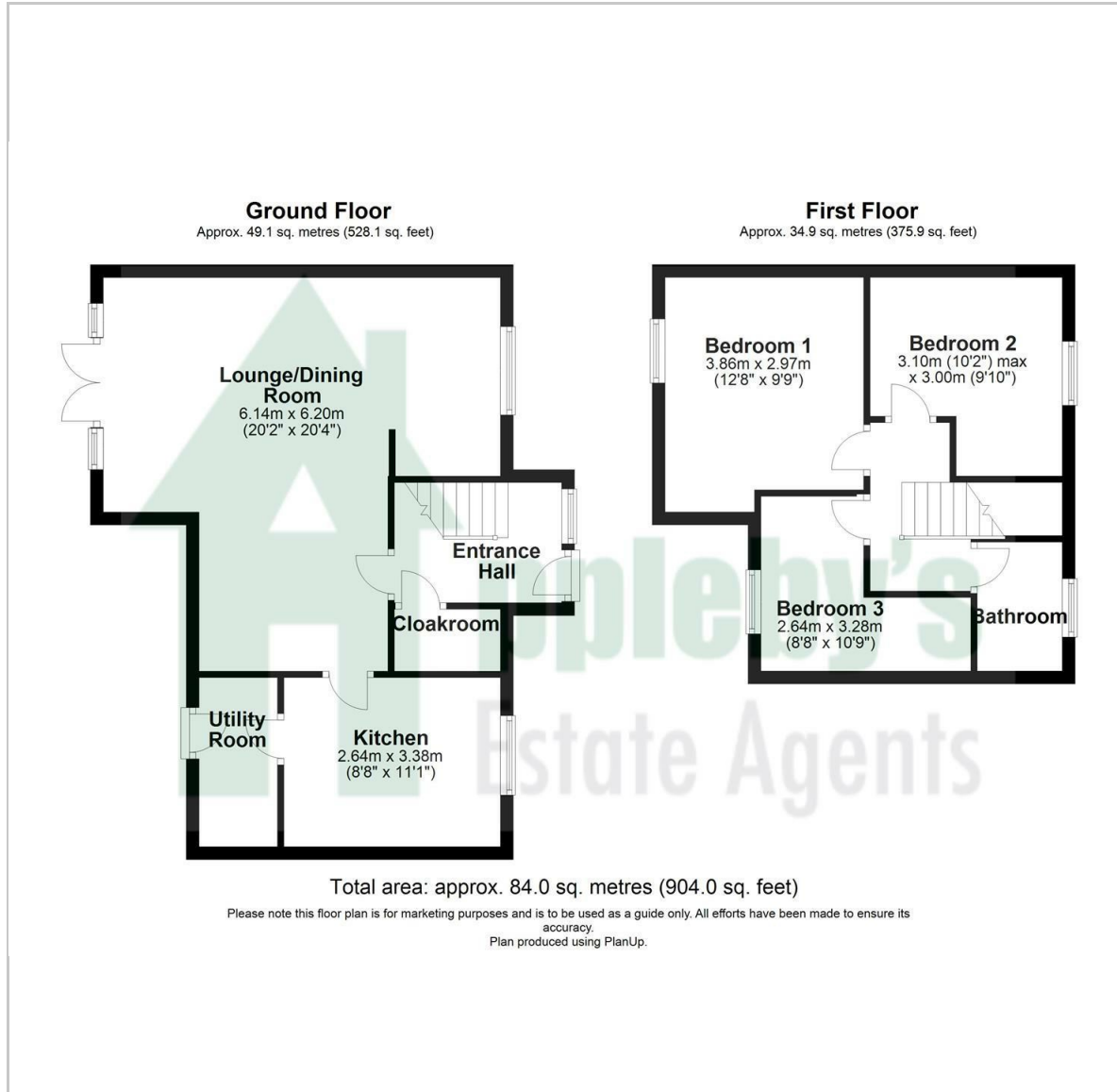
### Tenure

Freehold





## Floor Plan

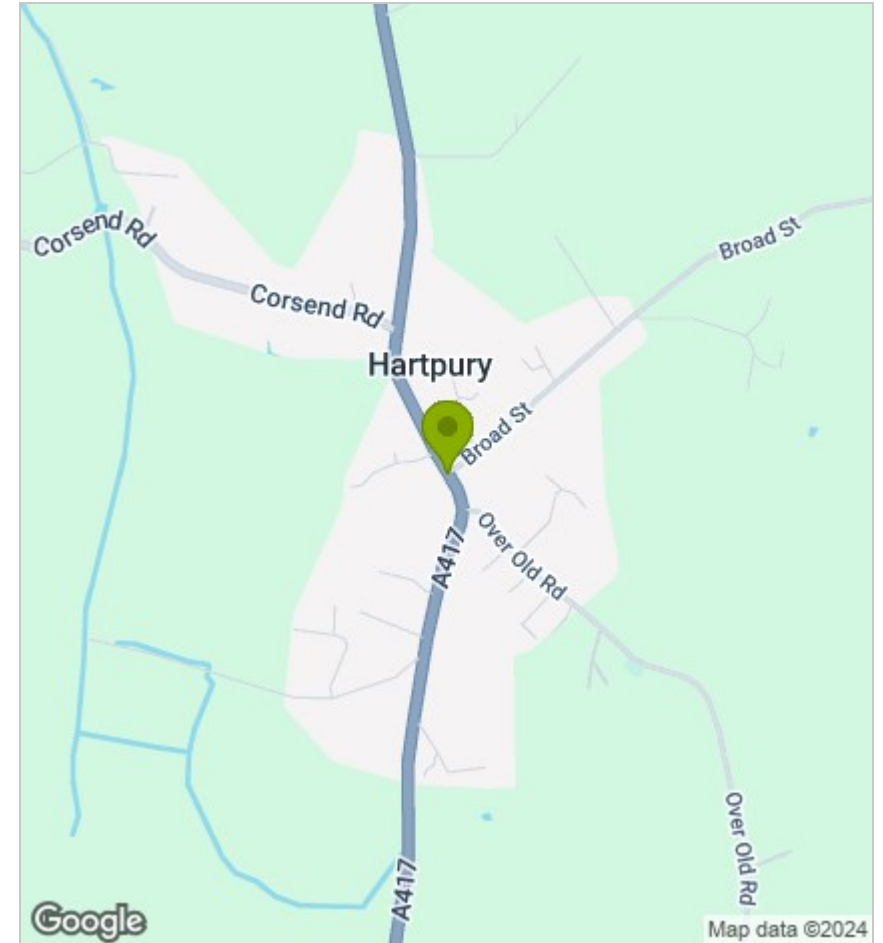


## Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

