






4 Chapel End Over Old Road  
, Hartpury, GL19 3FH

**£595,000**

 4  2  1  A

BRAND NEW HOMES in Hartpury offer modern living in a picturesque village setting. These homes feature contemporary design elements, energy-efficient technology (Solar and EV Car charging ) and spacious interiors. Located in a sought-after area, residents can enjoy the tranquility of rural living while still being within easy reach of amenities and nearby cities.

This is a small development of just 11 homes in a rural setting and popular village location.( ONLY 5 remaining)

### 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

Living Room  
17'0 x 11'2 (5.18m x 3.40m )

Kitchen/Dining/Family Room  
27'4 x 16'4 (8.33m x 4.98m)

Utility Room

WC





**Bedroom 1**  
12'4 x 12'0 (3.76m x 3.66m )

**Ensuite**

**Bedroom 2**  
16'3 x 10'0 (4.95m x 3.05m)

**Bedroom 3**  
13'2 x 6'10 (4.01m x 2.08m)

**Bedroom 4**  
13'2 x 6'10 (4.01m x 2.08m)

**Bathroom**

**Services**

Mains shred drainage, Air Source  
and Solar Panels

Forest Of Dean District Council  
tax band TBC

**OUTSIDE**

Situated on a Private Road ample  
OFF ROAD parking

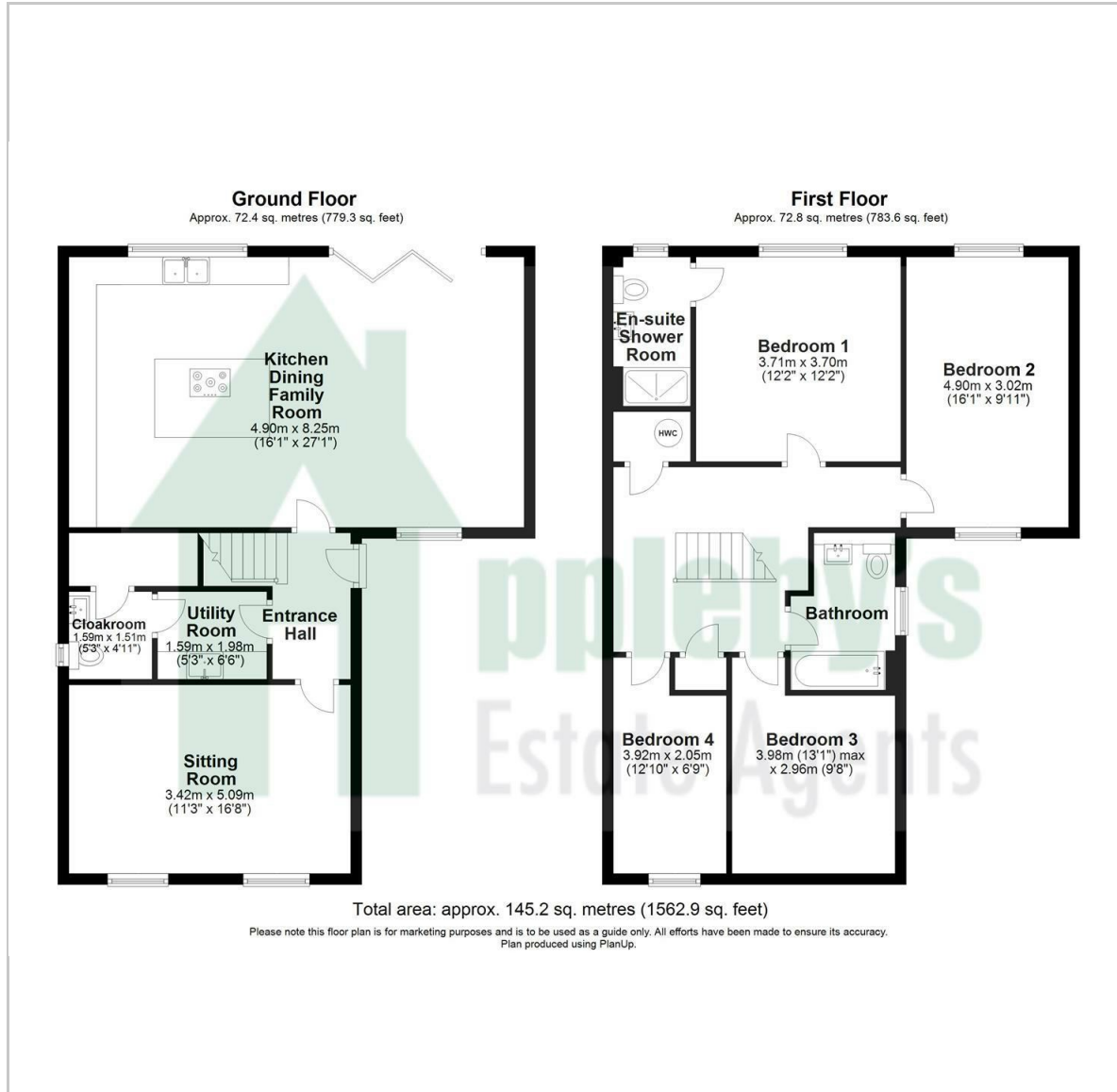
The landscaped gardens are  
already mature having been laid  
to lawn and border edges with  
various trees and bushes already  
planted !

**Tenure**

Freehold



## Floor Plan

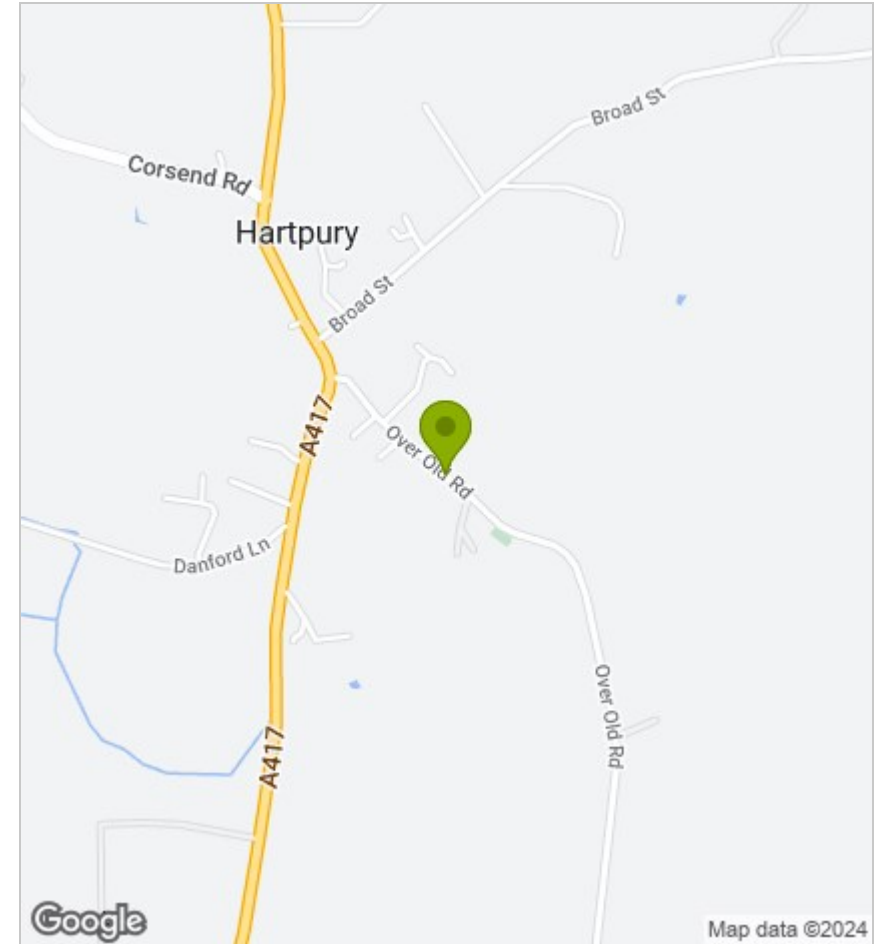


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

