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## **15 Chapel End, Hartpury, GL19 3FH**

**£650,000**

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 4 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

Kitchen/Family/Dining 35'0 x 12'8 (10.67m x 3.86m)

Living Room 17'9 x 15'0 (5.41m x 4.57m)

Study 12'7 x 5'9 (3.84m x 1.75m)

Utility

WC

Bedroom 1 18'10 x 12'3 (5.74m x 3.73m)

Ensuite

Bedroom 2 14'2 x 12'2 (4.32m x 3.71m)

Ensuite

Bedroom 3 14'10 x 10'2 (4.52m x 3.10m)

Bedroom 4 12'7 x 11'7 (3.84m x 3.53m)

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 included)

## Services

Mains water, shared drainage, Air Source and Solar Panels

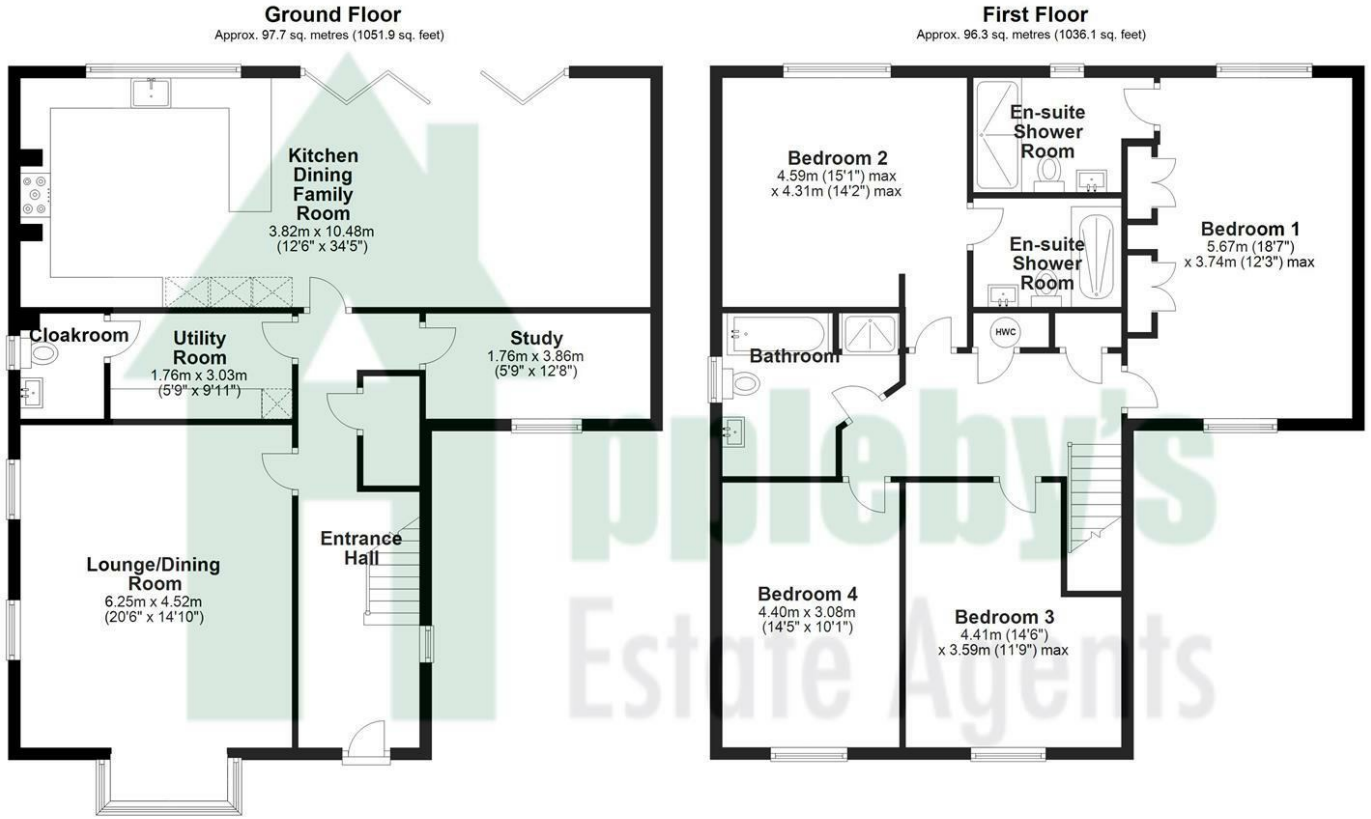
Forest of Dean District Council tax band TBC

10 year Build Zone Warranty

## Tenure

Freehold

# Floor Plan



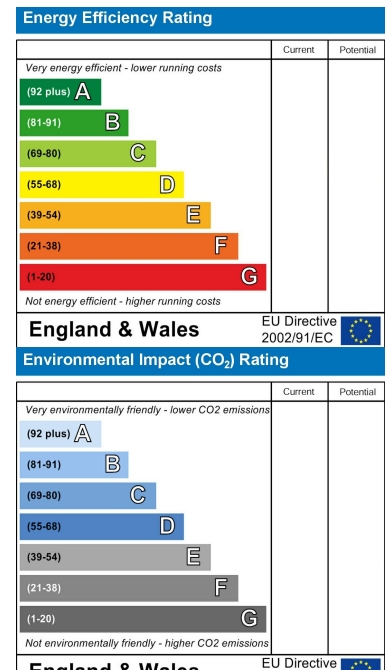
Total area: approx. 194.0 sq. metres (2088.0 sq. feet)

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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