

# FIELDGATE, CHURCH LANE

HARDWICKE  
GLOUCESTERSHIRE





# Fieldgate, Church Lane, Hardwicke, Gloucester, Gloucestershire, GL2 4RP

**A SPACIOUS DETACHED HOUSE OCCUPYING A SEMI-RURAL EDGE OF VILLAGE LOCATION WITHIN EASY REACH OF AMENITIES INCLUDING LOVELY CANAL WALKS AND POPULAR PUBLIC HOUSE.**

**Entrance Hall, Kitchen/Dining/Family Room, Utility Room, WC, Sitting Room, Study, Garden Room, 5 Bedrooms, 4 Bathrooms, Garage, Gated Off Street Parking, Gardens, Jacuzzi.**

**GUIDE PRICE £750,000**

## DESCRIPTION

Located in a popular edge of village location, Fieldgate House offers a lovely semi-rural feel with gardens backing on to open fields. Much improved by the current owners, the property offers a welcoming family space with the most spectacular kitchen/dining/family room which benefits from under floor heating and bi-fold doors effortlessly joining the outside level gardens to the house. A central breakfast bar provides a focal point with plentiful storage and built in double fridge. The utility room is tucked away in the far corner with space for both a washing machine and tumble dryer. The main entrance hall accesses several rooms including the dual aspect sitting room with parquet flooring and feature fireplace, home office, modern garden room (accessed from the master bedroom), 2 bedrooms both with en-suite facilities and the master with a lovely walk-in wardrobe and doors to the garden. Additional areas on the ground floor include a separate WC. On the first floor, there are three bedrooms and two shower rooms. The entire property is filled with light, space and contemporary furnishings finished to exacting standards. A gated driveway offers parking for an array of vehicles together with access to the garage (currently divided in half and utilised as a gym). Level gardens wrap around the side and rear of the house with beautifully maintained lawns to the rear providing spaces for alfresco dining and a brick built hot tub. Fieldgate currently has use of additional garden beyond the hedge owned by the neighbouring farmer (This space does not form part of the title for Fieldgate House).

## DIRECTIONS

The property is located by taking the A419 west from Stroud, crossing the M5 motorway and then turning north towards Gloucester on the A38. Immediately prior to the roundabout on the edge of Quedgeley, turn left for Harwicke onto Pound Lane and then bear right into Church Lane. Proceed for approximately half a mile and Fieldgate will be found on the right hand side.

## LOCATION

Fieldgate is located off a country lane on the edge of the village of Hardwicke, approximately 4 miles south of Gloucester. Hardwicke has a lovely semi rural feel with a popular canal side public house, convenience shop, C of E primary school and Severn Vale secondary school. Quedgeley is nearby, with a range of services including three supermarkets, small retail park, doctors surgery and a choice of eating establishments. The general area is close to Junction 12 of the M5 motorway, so ideal for commuting. Gloucester and Stroud have excellent secondary schools, both state and private, while the city centre has seen major investments within Gloucester Quays shopping centre. Gloucester and Stonehouse mainline railway stations offer frequent train services into London Paddington. There are lovely walks around Hardwicke on the Gloucester-Sharpness canal and beyond to open countryside. This location is also popular with the Gloucester rowing club and anglers. Fieldgate offers the perfect balance for a rural life but with all the facilities required for modern day living.

## TENURE EPC

Freehold  
EER: Current 70 / Potential 82

## SERVICES

Mains Electricity and Water. Private drainage. Gas fired central heating. Stroud District Council tax band: E - £2666.79. Ofcom Checker: Broadband - Standard 25mbps - Ultrafast 1000mbps (Gigaclear) - Mobile Networks: EE, Three, 02, Vodafone.

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

## SUBJECT TO CONTRACT

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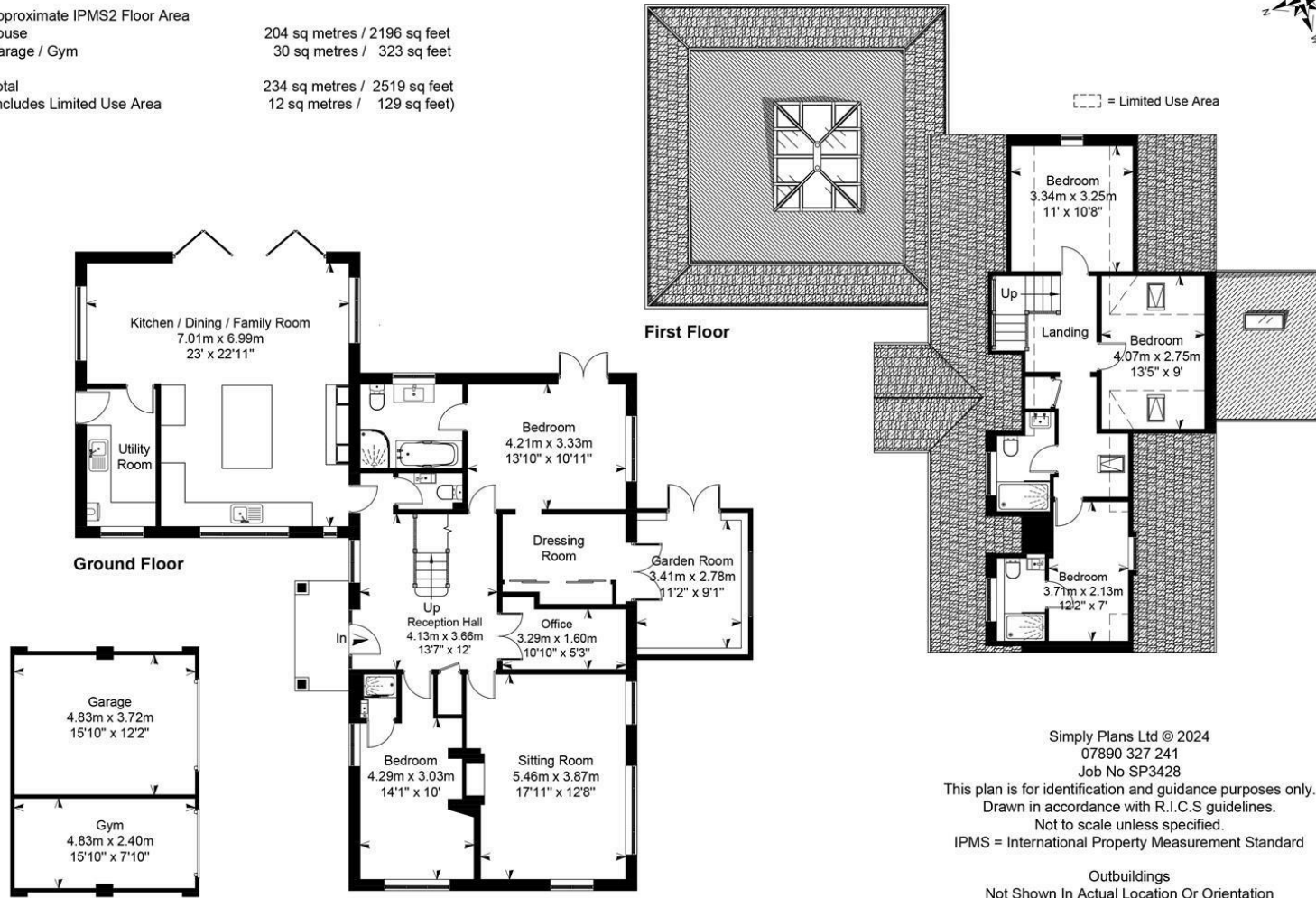






# Fieldgate, Church Lane, Hardwicke, Gloucestershire

Approximate IPMS2 Floor Area  
 House 204 sq metres / 2196 sq feet  
 Garage / Gym 30 sq metres / 323 sq feet  
 Total 234 sq metres / 2519 sq feet  
 (Includes Limited Use Area 12 sq metres / 129 sq feet)



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 07890 327 241  
 Job No SP3428  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard  
 Outbuildings  
 Not Shown In Actual Location Or Orientation



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