



**Beech House Broad Street**  
**Hartpury GL19 3BN**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Beech House Broad Street

## Hartpury GL19 3BN

Guide Price £599,950

**A SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME having THREE RECEPTIONS plus CONSERVATORY, MASTER EN-SUITE, GARAGE and OFF ROAD PARKING, APPROX 70' LONG REAR GARDEN, situated in a POPULAR VILLAGE LOCATION.**

Hartpury Village offers local amenities to include a primary school, church, 2 public houses, village hall, garage and a bus service to the city centre of Gloucester approximately 5-6 miles away where more comprehensive amenities can be found.

It is also the home for Hartpury College, part of the University of West England and has impressive sports facilities including a golf course, playing fields, sports hall, outdoor swimming pool and a state-of-the-art olympic equestrian centre with an indoor menège. More than £50million has been invested in recent years to create an environment with outstanding facilities that will help you develop your talents and reach your goals.

The village is located on the A417 to the north of Gloucester, towards Ledbury which is approximately 11 miles away. For the commuter the M50 junction 2 is approximately 6-7 miles to the north, along with junction 11 of the M5 approximately 9 miles for commuting to The Midlands, The North and South West.



Enter the property via composite double glazed front door with double glazed windows into:

### **ENTRANCE PORCH**

Slated tiled flooring, shoe and coat storage area, through further double glazed front door with frosted side panel into:

### **ENTRANCE HALL**

**12'2 x 8'5 (3.71m x 2.57m)**

Slate tiled floor, open under stairs area, stairs leading off, double radiator, single radiator.

### **CLOAKROOM**

**4'9 x 4'6 (1.45m x 1.37m)**

Built-in WC and wash hand basin with mixer tap and cupboard below, tiled floor, radiator, side aspect frosted window.

### **LOUNGE**

**22'9 x 12'9 (6.93m x 3.89m)**

Feature fireplace housing Villager cast iron stove with brick surround and hearth, wall light fittings, two radiators, large front aspect window. French doors through to:

### **STUDY AREA**

**10'9 x 10'4 (3.28m x 3.15m)**

Arched opening through to:

### **DINING ROOM**

**11'3 x 10'3 (3.43m x 3.12m)**

Radiator, side aspect window. Rear aspect French doors overlooking the gardens. French doors lead to:

### **SITTING ROOM**

**13'2 x 11'3 (4.01m x 3.43m)**

Cast iron log burning stove, tiled surround and hearth, modern panelled radiator, rear aspect sliding doors into:

### **CONSERVATORY**

**12'10 x 8'2 (3.91m x 2.49m)**

UPVC double glazed construction with polycarbonate roof, side aspect door to the gardens.

From the study area, door leads into:





## **KITCHEN / BREAKFAST ROOM**

**20'0 x 9'9 (6.10m x 2.97m)**

Alternatively accessed from the entrance hall. The kitchen comprises of a range of base and wall mounted units with composite worktops and splashbacks, integrated appliances to include dishwasher, Rangemaster electric oven with five ring induction hob and extractor fan over, breakfast bar area, space and plumbing for American fridge / freezer, built-in wine rack, chrome heated towel rail, slate tiled floor, inset spotlighting, side and rear aspect windows, half glazed door leading to the outside.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

## **LANDING**

Access to roof space, door to cupboard housing hot water tank, door to inner landing area with louvre doors to storage cupboard.

## **MASTER BEDROOM**

**14'5 x 11'7 (4.39m x 3.53m)**

Built-in bedroom furniture, single radiator, front aspect window.

## **EN-SUITE**

**10'9 x 5'2 (3.28m x 1.57m)**

Modern re-fitted en-suite comprising shower cubicle with inset overhead detachable shower system, vanity wash hand basin with mixer tap and cupboard below, WC, built-in storage, heated towel rail, laminate splashbacks, mirrored medicine cabinet with light, front aspect frosted window.

## **BEDROOM 2**

**13'5 x 11'2 (4.09m x 3.40m)**

Laminate flooring, single radiator, rear aspect window.

## **BEDROOM 3**

**11'5 x 11'3 (3.48m x 3.43m)**

Single radiator, built-in double wardrobe, side aspect window.

## **BEDROOM 4**

**11'4 x 10'4 (3.45m x 3.15m)**

Vanity wash hand basin, single radiator, rear aspect window.

## **BEDROOM 5**

**11'5 x 8'5 (3.48m x 2.57m)**

Built-in double wardrobe, single radiator, rear aspect window.



## BATHROOM

8'2 x 7'2 (2.49m x 2.18m)

Panelled bath with mixer tap and shower detachment, wash hand basin, WC, single radiator, laminate flooring, front aspect frosted window.

## SHOWER ROOM

8'3 x 7'0 (2.51m x 2.13m)

Corner shower cubicle with Mira Jump electric shower, vanity wash hand basin with cupboard below, laminate flooring, double radiator, extractor fan.

## OUTSIDE

To the front of the property, there is a gravelled driveway and turning area suitable for the parking of at least five vehicles. The front garden is laid to lawn with gravelled beds planted with mature shrubs, outside power point and lighting. A pedestrian gated access leads to the rear gardens.

## GARAGE

17'7 x 15'2 max (5.36m x 4.62m max)

The garage has a utility area at the rear comprising of a single drainer sink unit with base unit, plumbing for washing machine, space for tumble dryer, power and lighting.

There is a canopy area to the side of the property with a wood store and outside water tap. Continuing to the rear gardens, there is a large slabbed patio area with Worcester boiler and oil tank. The remainder of the garden is laid to lawn with wooden shed, greenhouse and raised planters, all enclosed by wood panel and trellis fencing with sunken pergola seating area to the bottom of the garden. The gardens measure approximately 70' in length.

## SERVICES

Mains electricity, water and drainage. Oil-fired heating.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent - to be confirmed.





## LOCAL AUTHORITY

Council Tax Band: F  
Forest of Dean District Council, Council Offices, High Street,  
Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWING

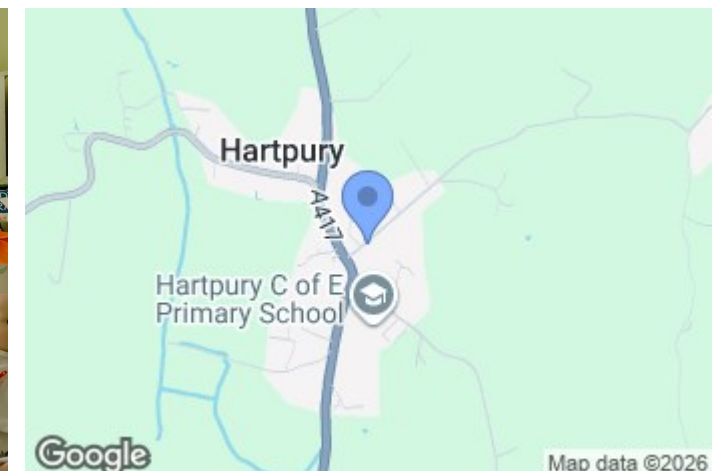
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

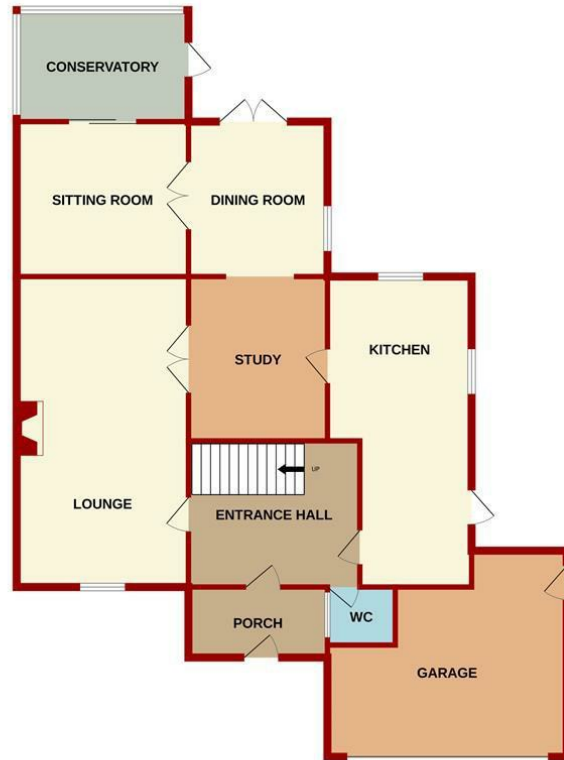
From Gloucester, proceed along the A417 for approximately eight miles. Upon entering the village of Hartpury, turn right into Broad Street and the property will be located after a short distance on the right hand side, as marked by our 'For Sale' board.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



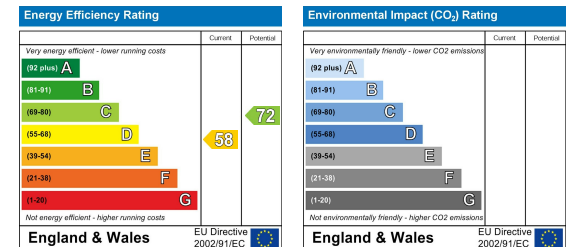
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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