

Ivy Cottage

Upper Hasfield, Hasfield GL19 4LL

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ESTATE AGENTS | EST 1985

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Guide Price £895,000

A SUBSTANTIAL FOUR / FIVE BEDROOM DETACHED PROPERTY, MASTER EN-SUITE, TWO RECEPTIONS plus GARDEN ROOM, situated in the most IDYLLIC LOCATION having SUPERB UNINTERRUPTED VIEWS OF THE SURROUNDING COUNTRYSIDE, MATURE GARDENS in excess of THREE QUARTERS OF AN ACRE, TWO DETACHED DOUBLE GARAGES and PARKING FOR SEVERAL VEHICLES.

Hasfield is a popular village location situated approximately 2-3 miles from Tirley which has its own local church with Post Offices available in Ashleworth and Hartpury, Local Public Houses can be found at Hartpury, Staunton and Wainlodes.

The well known Hartpury College can be located in the neighbouring village with further amenities to be found in the surrounding towns of Gloucester, Tewkesbury and Cheltenham for more comprehensive shopping and recreational facilities.



Entrance porch with tiled flooring and access via fully glazed UPVC door into:

ENTRANCE HALL
Radiator, stairs to first floor, front aspect window. Archway leading to

INNER HALLWAY
Built-in cupboards.

SHOWER ROOM
Walk in shower, WC, wash basin with cupboards below, heated towel rail.

LIVING ROOM
18'11" x 10'7" (5.79 x 3.25)
Stone inset fireplace with wood burning stove, two single radiators, exposed timbers, front aspect window, double doors leading to:

SUPERB GARDEN ROOM
20'11" x 19'1" (6.38 x 5.84)
Stunning open space, built-in cupboards, spiral staircase to the first floor, wrap around windows with a beautiful aspect onto the gardens and countryside beyond.

DINING ROOM
16'4" x 10'2" (4.98 x 3.12)
Double and single radiators, exposed timbers, front and side aspect windows.

KITCHEN / BREAKFAST ROOM
25'5" x 11'9" (7.77 x 3.59)
One and a half bowl sink unit with mixer tap and waste disposal unit, fitted Quooker tap, range of base and wall mounted units, central breakfast island, Rangemaster oven with induction hob, ovens below, cooker hood over, integrated microwave, dishwasher and American fridge, three single radiators, two rear aspect windows, French doors leading to side patio with lovely outlook and views.

UTILITY ROOM
12'4" x 5'7" (3.78 x 1.72)
Belfast sink with cupboard underneath, plumbing for washing machine, fitted drinks fridge, single radiator, side aspect window, door leading to outside.

FROM THE ENTRANCE HALL, STAIRCASE LEADS TO THE FIRST FLOOR.













LANDING
Access to boarded roof space via loft ladder, with light.

MASTER BEDROOM
18'4" x 16'5" (5.61 x 5.02)
Built-in wardrobes, radiator, fan, rear aspect windows with lovely views.
Door to:

EN-SUITE
Fitted shower cubicle, WC, wash hand basin with cupboards below, heated towel rail, shaving point, rear aspect window.

BEDROOM 2
12'9" x 17'8" (3.89 x 5.39)
Double radiator, access to boarded roof space via loft ladder with light, stairs leading down to the garden room, front, rear and side aspect windows with fantastic views.

BEDROOM 3
14'6" x 8'1" (4.44 x 2.47)
Radiator, front aspect windows with a lovely private outlook.

BEDROOM 4
7'7" x 7'6" (2.33 x 2.30)
Built-in wardrobe, rear aspect window.

DINING ROOM / BEDROOM 5
10'0" x 5'8" (3.06 x 1.75)
Radiator, rear aspect roof light.

BATHROOM
White suite comprising of bath with tile surround, low level WC, wash hand basin with drawers below, airing cupboard with hot water tank and shelving, rear aspect window.

OUTSIDE
From the lane, a long tarmac sweeping driveway leads through to a parking and turning area suitable for the parking of several vehicles etc. This leads to:

DETACHED DOUBLE GARAGE - 1
20'7 x 18'3 (6.27m x 5.56m)
Accessed via electric doors to the front, power and lighting, EV charging point.

DETACHED DOUBLE GARAGE - 2

20'2 x 15'6 (6.15m x 4.72m)

Accessed via electric doors to the front, power and lighting.

There is a useful wood store to the side of the garages.

The mature gardens have lawned areas, mature fruiting trees, large greenhouse, vegetable patch, wooden garden shed, aviary and fish pond with patio surround, Wendy house, outside lighting, outside taps, borders planted with mature shrubs and hedging, generous patio area and stunning uninterrupted views over the rolling countryside.

GARDEN TOILET

Gas boiler, wash hand basin with water softener.

SERVICES

Mains electricity and water, septic tank, LPG heating.

AGENT'S NOTE

The property benefits from having its own solar panels with a feed in tariff, which lowers the cost of the electricity and brings in an annual income of approximately £800.

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
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 Staunton, head over the A417 towards Tirley. At the next T-junction turn right towards Hartpury then first left onto Wickridge Street. Proceed along the road until you see a sign for Hasfield. Turn left here and proceed for approximately one quarter of a mile and the property can be found on your right hand side.

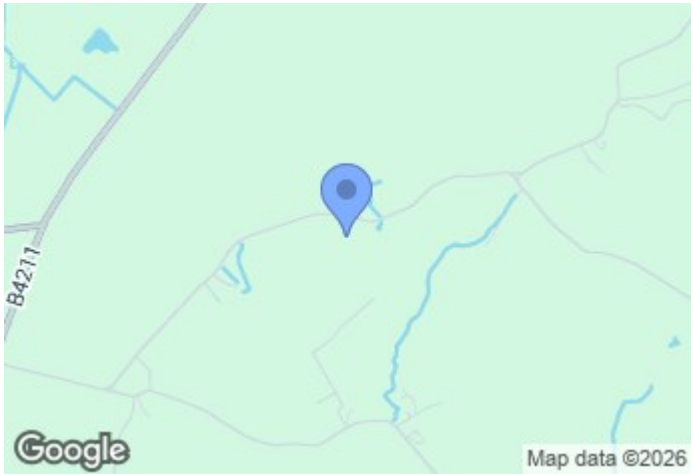
From Gloucester, follow the A417 through Maisemore, Hartpury and Corse. Fork right after the BP garage onto the B4211. Take the first right signposted Hasfield, then first left and the property will be found on your right hand side after approximately one quarter of a mile.

PROPERTY SURVEYS

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







Ivy Cottage, Upper Hasfield, Hasfield, Gloucester, Gloucestershire
Approximate Gross Internal Area
Main House = 228 Sq M/2454 Sq Ft
Garage = 64 Sq M/689 Sq Ft
WC/Wood Store = 11 Sq M/118 Sq Ft
Total = 303 Sq M/3261 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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