



PLOT 3, CRIMPERLAND CLOSE  
Minsterworth | Gloucestershire | GL2 8LQ

HUGHES  SEALEY

# Welcome to... PLOT 3, CRIMPERLAND CLOSE

Welcome to Plot 3, Crimperland Close, a stunning five double bedroom family home, constructed by Messrs Matford Homes. Ready to occupy, this exceptional home enjoys over 3300 sq ft of internal space and has been finished to a super specification.

Benefiting from a 10 year PCC warranty, the property further boasts a wealth of sought after features to include Air Source Heat Pump, underfloor heating to the ground floor and EV charging point whilst to the rear elevation, the property enjoys far reaching views across Gloucestershire countryside.

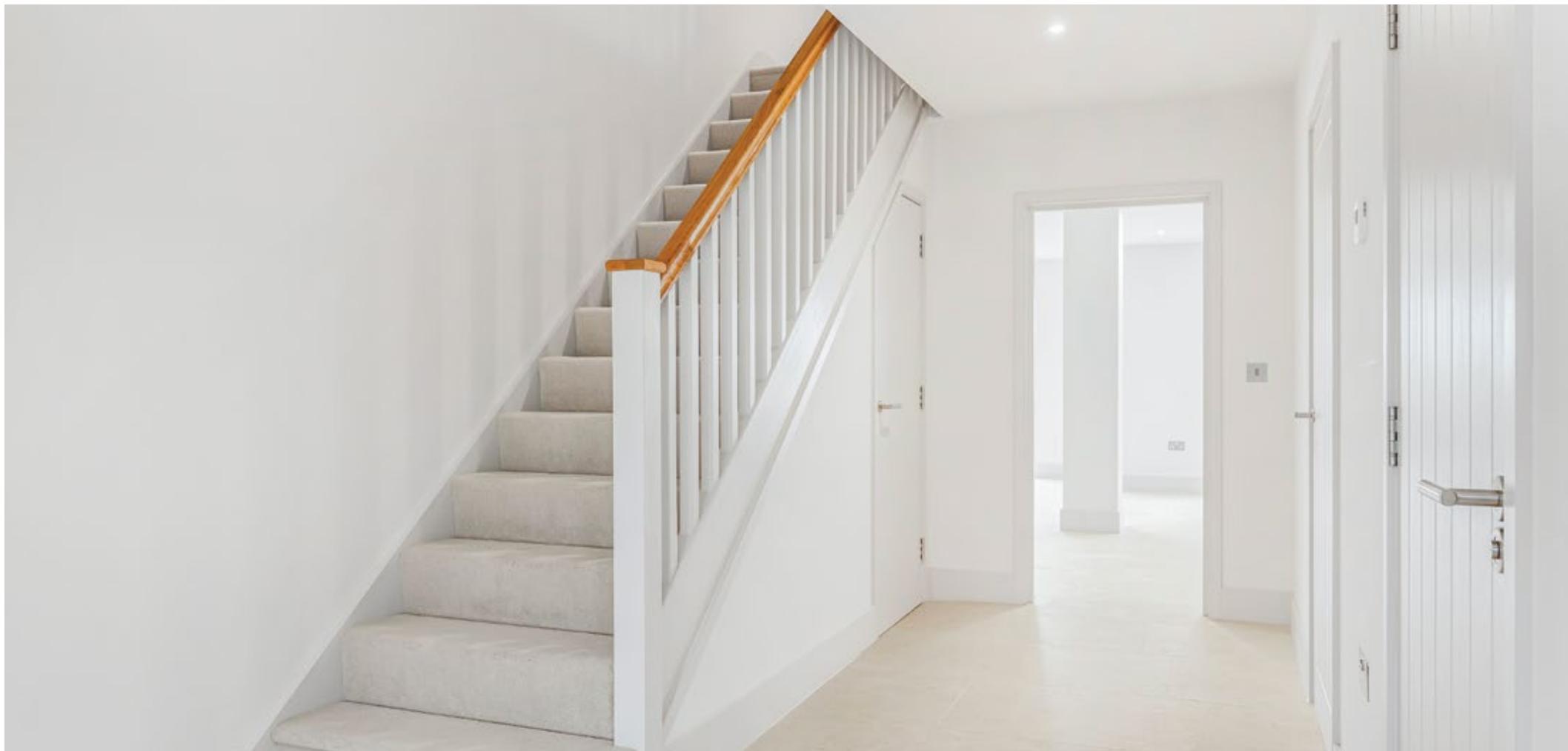
Internally on the ground floor is a welcoming, central entrance hall which provides access to the cloakroom, play room and office, with both of the latter rooms located to the front of the property. To the head of the entrance hall a door leads to through to the stunning, open plan kitchen/dining/family room.

The room is a wonderful size and the two sets of bi folding doors – that lead onto the raised terrace – flood the room with natural light whilst also allowing the homeowner to take in the exceptional views beyond.

The kitchen enjoys a wealth of fitted cupboards which sit alongside a host of integrated appliances. A large central island neatly divides the kitchen from the dining area which in turn opens to the family room, where there is space to fit a log burning stove should one wish to. From this room, access is gained to the separate utility room which in turn allows access to the attached double garage. Furthermore, French doors from the family room lead through to the adjoining snug.

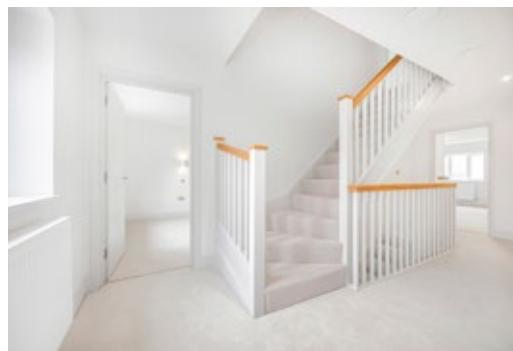
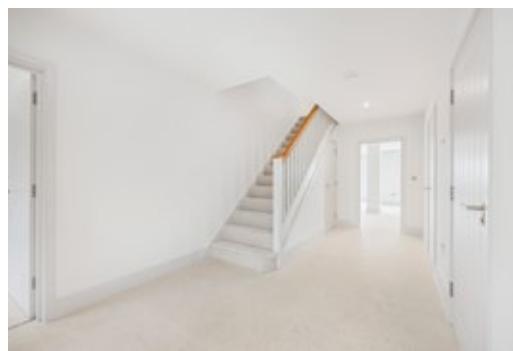
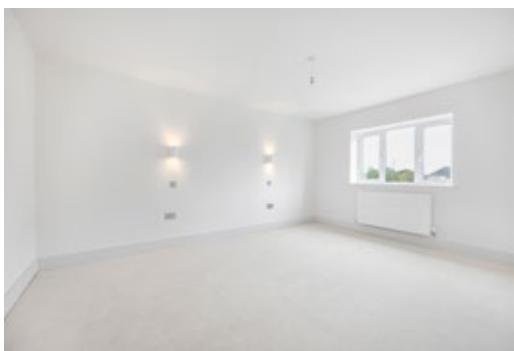
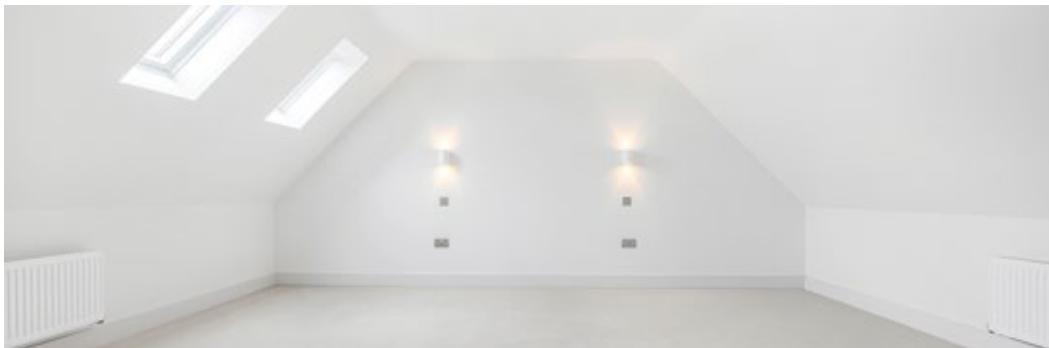
To the first floor are four of the five double bedrooms. Of the rooms, two are located to the front of the property and two are located to the rear, so making the most of the views on offer. Both bedrooms two and three enjoy en suite shower rooms.

The upper level has been designated for the principal bedroom. Enjoying two rooms, the first is the spacious bedroom whilst the second room has been allocated to the stunning, four-piece, en suite bathroom which enjoys a free-standing bath and walk through double shower.









# Explore outside... PLOT 3, CRIMPERLAND CLOSE

Externally to the front of the property is a driveway allowing off road parking, which in turn leads to the attached double garage, which benefits from an electrically operated front door and has light and power connected. To the rear is a maturing garden that enjoys a raised terrace, with steps leading to the enclosed lawned area.

## LOCATION

Minsterworth is a charming and unspoilt country village with an active local community, a church and village hall within walking distance. For local amenities, independent shopping, and eateries, both Gloucester and the market town of Ledbury are a short drive away and for a broader selection Cheltenham can be reached by car in under 20 minutes.

The surrounding countryside is beautiful and offers access to extensive walking and riding paths including river and woodland walks. Notably, this area is recognised for the excellent range of schools with a superb choice of grammar, state and private, with the local and well reputed, The Kings School in Gloucester, a mere 4 miles away, and a choice of grammars also within a bus ride from Minsterworth.

There are further prep choices of The Elms and The Downs in neighbouring villages and in Cheltenham, just 13 miles, further exceptional options at both junior and senior level. For the sporting enthusiast, there are rich opportunities, including locally renowned Hartpury College and rugby at Kingsholm, both close to the village, in addition to various golf courses, shooting, fishing and skiing at the dry ski slope at Gloucester. Access for the

commuter is also very easy, with quick access to the M5 and M50 corridor.

## KEY FEATURES

- A stunning five double bedroom detached family home, constructed by Messrs Matford Homes
- Completed in 2026, this spacious homes are finished to an exceptionally high specification
- Enjoying over 3300 sq ft of internal space, across the three floors
- Driveway parking, attached double garage with roller door and EV charging point
- Maturing rear garden offering raised terrace, lawns and exceptional open views
- Ground floor comprising of spacious entrance, office, playroom, snug, W/C and utility
- Ground floor completed by the stunning open plan kitchen/dining/family room
- To the first floor are four double bedrooms, two with en suite shower rooms and the family bathroom
- The upper floor is for the principal bedroom and the exceptional four-piece en suite bathroom
- A property that must be viewed to be fully appreciated

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL2 8LQ. Upon arrival the property can be identified by our For Sale sign.



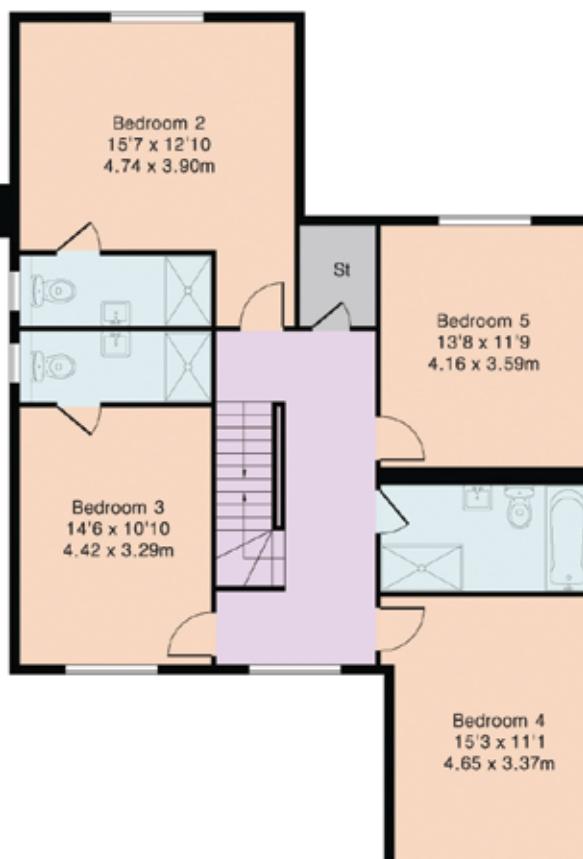
## Approximate Gross Internal Area 3342 sq ft - 311 sq m

Ground Floor Area 1399 sq ft – 130 sq m

First Floor Area 1109 sq ft – 103 sq m

Second Floor Area 533 sq ft – 50 sq m

Garage Area 301 sq ft – 28 sq m



Ground Floor

First Floor

Second Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899. Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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