4 Chapel End Over Old Road

, Hartpury, GL19 3FH

Fixed asking price £550,000

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PART EXCHANGE WELCOME

This brand new four-bedroom detached house is a splendid opportunity for modern family living. designed with both comfort and style in mind.

The heart of the home features a contemporary kitchen that seamlessly integrates with the living spaces, creating an inviting atmosphere. With four well-proportioned bedrooms with the main benefitting an ensuite.

Built to a high specification, this home is equipped with an air source heat pump solar panel and EV charging point promoting energy efficiency and sustainability.

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

Living Room
17'0 x 11'2 (5.18m x 3.40m)

Kitchen/Dining/Family Room
27'4 x 16'4 (8.33m x 4.98m)

Utility Room

WC

Bedroom 1
12'4 x 12'0 (3.76m x 3.66m)

Ensuite

Bedroom 2
16'3 x 10'0 (4.95m x 3.05m)

Bedroom 3
13'2 x 6'10 (4.01m x 2.08m)

Bedroom 4
13'2 x 6'10 (4.01m x 2.08m)

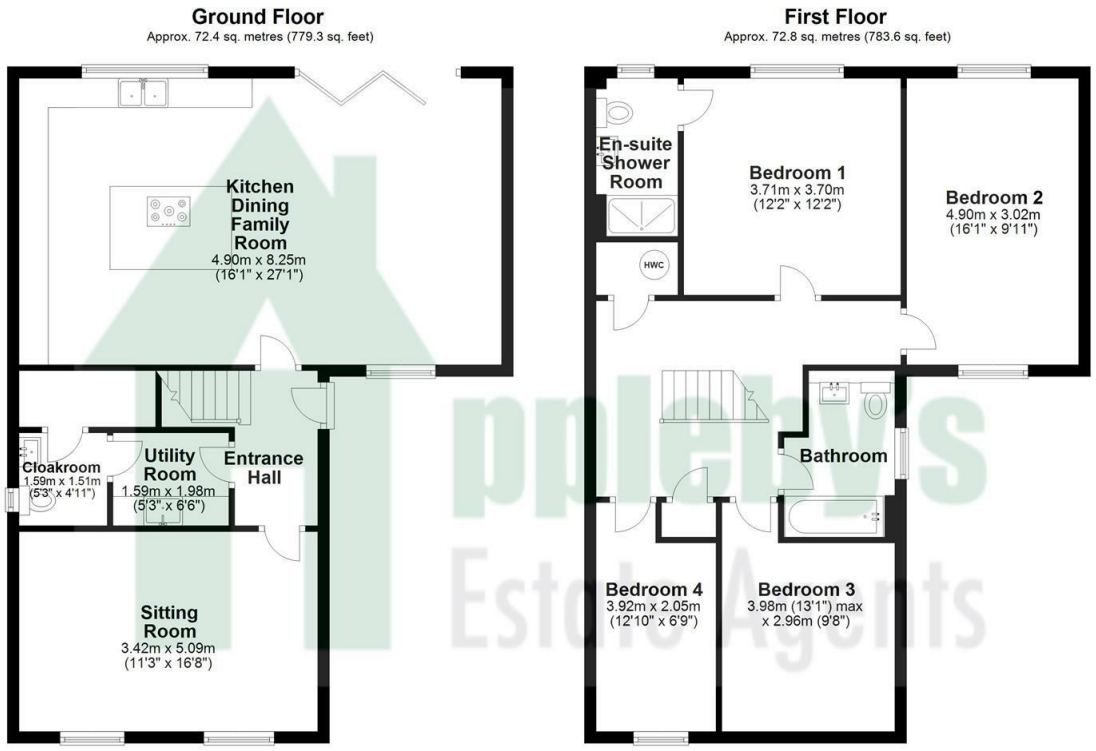
Bathroom

Services
Mains shred drainage, Air Source and Solar Panels
Forest Of Dean District Council tax band TBC

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 tress and bushes already planted ! (Garden Storage will be built if required subject to negotiations)

Tenure
Freehold

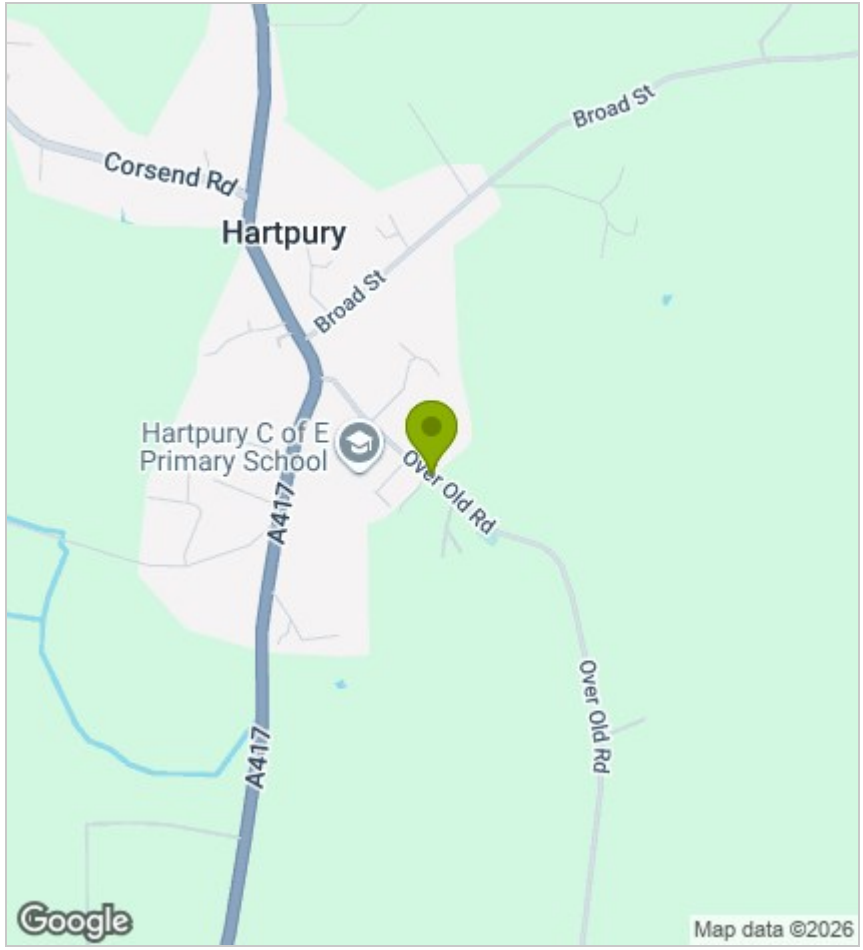
Floor Plan



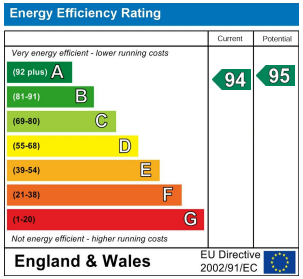
Total area: approx. 145.2 sq. metres (1562.9 sq. feet)

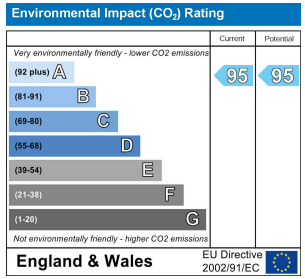
Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

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