



Clara House Danford Lane
Hartpury GL19 3BQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £650,000

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AN EXCEPTIONALLY WELL PRESENTED SPACIOUS AND INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME with FOUR RECEPTIONS, located in a HIGHLY POPULAR VILLAGE LOCATION with DETACHED DOUBLE GARAGE, LARGE OFF ROAD PARKING AREA, BEAUTIFUL GARDENS, HOME OFFICE and SUMMER HOUSE.

Clara House is one of two properties on the site of the old Village Hall. The property has had extensive upgrading including various fixtures and fittings, fully refurbished kitchen and bathrooms. Recently replaced carpets to all bedrooms and stairs. New alarm security system with tamper sensors to all rear patio and bi-fold doors.

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. The bus service all runs to the historic market town of Ledbury.

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.



The property is accessed via a glazed oak front door into:

ENTRANCE HALL

15'0 x 8'5 (4.57m x 2.57m)

Exposed oak flooring, single radiator, alarm control pad. Door to under stairs cupboard and storage.

CLOAKROOM

6'5 x 3'0 (1.96m x 0.91m)

White suite comprising of low-level WC, vanity wash hand basin with cupboard below, tiled floor, tiled splashbacks, chrome heated towel rail, extractor fan.

LOUNGE

20'0 x 18'0 into bay (6.10m x 5.49m into bay)

Beautiful exposed brick fireplace with brick hearth and wooden mantel over, inset cast iron log burner, exposed oak floor boards, two radiators, front aspect bay window with fitted wooden adjustable shutters. Connecting door to:

FAMILY ROOM

17'2 x 10'5 (5.23m x 3.18m)

Feature wooden fireplace with inset flame effect fire, single radiator, panel radiator, oak flooring, spot lighting, rear and side aspect windows with fitted wooden adjustable shutters, French doors to both aspects leading to the gardens. Opening through to:

KITCHEN / BREAKFAST ROOM

16'8 x 11'6 (5.08m x 3.51m)

Alternatively accessed from the entrance hallway. A stunning kitchen comprising of Belfast sink unit with mixer tap, wooden worktops, under cabinet lighting, integrated dishwasher, Smeg electric range oven, built-in pantry cupboard, breakfast bar area, dimmer switch lighting, exposed tile flooring, tiled splashbacks, inset spot lighting, opening through to:

SUN ROOM / DINING ROOM

14'3 x 9'4 (4.34m x 2.84m)

Masonry cavity wall construction with external cedar cladding, exposed tile flooring, panelled wall mounted radiator, dimmer switch lighting, front and side aspect windows, rear aspect bi-fold doors leading to garden areas, side aspect French doors also leading to the gardens, two glazed roof lights.





UTILITY

6'5 x 6'5 (1.96m x 1.96m)

Accessed off the kitchen. Belfast sink unit, mixer tap above, wooden worktop, tiled splashbacks, wall mounted units, floor mounted oil-fired boiler supplying hot water and central heating, plumbing for washing, space for tumble dryer, single radiator, tiled floor, extractor fan, double glazed side door to the gardens.

STUDY

10'0 x 9'0 into bay (3.05m x 2.74m into bay)

Feature wooden fireplace with inset flame effect fire, exposed flooring, single radiator, front aspect bay window with fitted wooden adjustable shutters.

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

LANDING

Access to boarded loft space (with lighting) via pull down ladder, thermostat controls, single radiator, door to airing cupboard with hot water cylinder, further slatted shelving and storage space, heating and hot water controls plus supplementary electric immersion control.

MASTER SUITE

20'6 x 13'3 max (6.25m x 4.04m max)

Built-in wardrobes, single radiator, two front aspect windows with fitted shutters offering pleasant views over the surrounding countryside, door leading to:

EN-SUITE SHOWER ROOM

11'1 x 5'5 (3.38m x 1.65m)

White suite comprising of vanity wash hand basin with mixer tap above and drawers below, inset mirror with light, shaver point, fully tiled floor and walls, low-level WC, walk-in double shower cubicle with inset shower with rainfall shower head and separate hand shower attachment, inset shower storage shelf for toiletries, chrome heated towel rail, inset spotlighting, side aspect frosted window.

BEDROOM 2

12'9 x 12'0 (3.89m x 3.66m)

Built-in wardrobes, single radiator, front aspect window offering pleasant views over the surrounding countryside.

BEDROOM 3

12'9 x 11'7 (3.89m x 3.53m)

Single radiator, built-in double wardrobes, rear aspect window overlooking the garden.

BEDROOM 4

14'7 x 9'2 (4.45m x 2.79m)

Built-in wardrobes, single radiator, rear aspect window offering a pleasant outlook over the gardens.

BATHROOM

9'0 x 6'7 (2.74m x 2.01m)

White suite comprising wood panel bath with mixer tap, low-level WC, pedestal wash hand basin with mixer tap, corner shower cubicle with inset shower with rainfall shower head and separate hand shower attachment, tiled floor, fully tiled walls, chrome heated towel rail, inset spot lighting, extractor fan, rear aspect frosted window.

OUTSIDE

To the front of the property, a gravelled driveway provides off road parking for several vehicles which in turn leads up to a detached double garage. There is also concealed bin storage.

DETACHED DOUBLE GARAGE

19'2 x 17'9 (5.84m x 5.41m)

Accessed via Garador sectional up and over doors, power and lighting, partially boarded eaves storage space, pedestrian side door.

The main front door is accessed via an oak framed canopy porch with gated side access to both sides of the property to the rear gardens. To the right hand side of the property there is a side door to utility, oil tank enclosed by trellising, a gravelled pathway leads to the rear garden comprising of gravelled seating area, circular patio, sleeper edged mature borders planted with flowers, trees, shrubs and bushes, all enclosed by wood panel fencing. The property occupies a large corner plot with side gardens to comprise lawned areas, storage, pergola and wooden built summer house, outside tap, power points and spot lighting. The gardens offer exceptional levels of privacy. Behind the garage is a home office / garden room.

SUMMER HOUSE

7'7 x 7'4 (2.31m x 2.24m)

With sun deck.

HOME OFFICE / GARDEN ROOM

9'9 x 10'0 (2.97m x 3.05m)

Laminate flooring, power, panelled radiator, built-in storage, spot lighting, side aspect double opening French doors, roof lantern.





SERVICES

Mains water, drainage and electric, oil fired heating.

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 passing through Maisemore into the village of Hartpury. Upon entering the village turn left into Danford Lane where the property can be found a short distance along on the left hand side as marked by our 'For Sale' board.

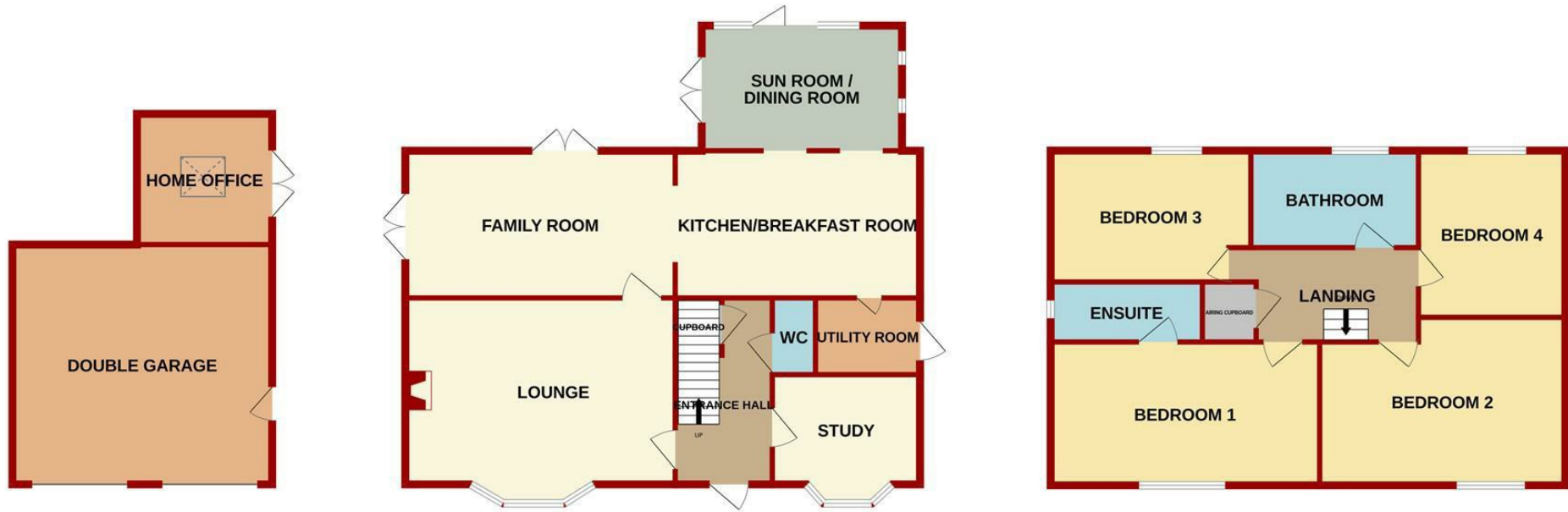
PROPERTY SURVEYS

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



GROUND FLOOR

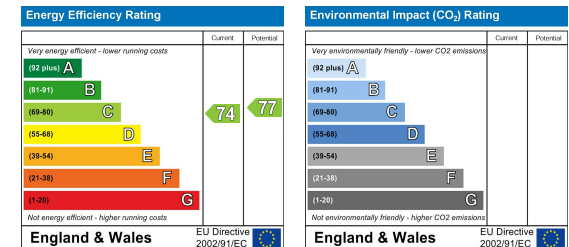
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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