



3 Quarry Close
Hartpury GL19 3DP

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Hartpury GL19 3DP

Guide Price £665,000

AN EXCEPTIONALLY WELL PRESENTED and SPACIOUS FIVE BEDROOM DETACHED EXECUTIVE FAMILY HOME located in the EVER POPULAR VILLAGE of HARTPURY, PART OF A SMALL QUIET CUL-DE-SAC in an ENVIABLE POSITION offering a LOVELY OUTLOOK TOWARDS THE LOCAL LANDMARK - CATERPILLAR HILL, with THREE RECEPTIONS, INTEGRAL DOUBLE GARAGE, LANDSCAPED FRONT AND REAR GARDENS.

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.



Open storm porch used for shoe and log storage. Entrance through glazed wooden door to:

ENTRANCE HALL

Wooden flooring, modern panelled radiator, thermostat controls, stairs leading off, coved ceiling, door to shoe and coat storage cupboard.

CLOAKROOM

4'6 x 5'3 (1.37m x 1.60m)

White suite comprising of WC, vanity wash hand basin with mixer tap and cupboard below, wooden floor, tiled splashbacks, modern panelled radiator, consumer unit, coved ceiling, front aspect frosted window.

KITCHEN / DINER - L SHAPED

21'0 x 20'4 max (6.40m x 6.20m max)

Kitchen area comprises of modern fitted kitchen with a range of base and wall mounted units with wooden worktops and splashbacks, one and a half bowl Belfast sink unit with mixer tap, integrated dishwasher, fridge / freezer, space for range oven (currently housing Smeg induction oven available by separate negotiation), extractor fan over, modern panelled radiator, tiled flooring, thermostat controls, spotlighting, coved ceiling.

From the kitchen / dining room, there is a step up to the personal door which leads into the garage.

The dining / family area has front and rear aspect windows, rear aspect bi-folding doors leading to patio and gardens offering a stunning outlook towards Caterpillar Hill. Double opening doors lead to:

SITTING ROOM

12'0 x 11'0 (3.66m x 3.35m)

Single radiator, TV point, coved ceiling, rear aspect window offers a stunning outlook towards Caterpillar Hill.

STUDY

9'9 x 8'1 (2.97m x 2.46m)

BT Open Reach point, single radiator, coved ceiling, front aspect window.

LOUNGE

18'6 x 13'0 (5.64m x 3.96m)

Feature brick fireplace with stone hearth, wooden mantle over, cast iron log burner, engineered wood effect flooring, two radiators, TV point, coved ceiling, front and rear aspect windows, rear aspect double opening French doors leading out to patio and seating area with pergola, with outlook over surrounding fields and towards Caterpillar Hill.





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

LANDING

Thermostat controls, single radiator, access to roof space, door to airing cupboard housing the hot water tank, door to second storage cupboard, front aspect window.

MASTER SUITE

26'0 x 18'0 max (7.92m x 5.49m max)

Two double radiators, built-in double wardrobes, TV point, front and rear aspect windows offering stunning views over the surrounding fields and countryside towards Caterpillar Hill.

EN-SUITE

8'5 x 5'8 (2.57m x 1.73m)

White suite comprising WC, pedestal wash hand basin with mixer tap, corner shower cubicle with inset Triton shower accessed via glazed screen, tiled floor, tiled splashbacks, shaver point, chrome heated towel rail, spotlighting, extractor fan, rear aspect Velux roof light.

BEDROOM 2

14'9" x 18'6" (4.50m x 5.66m)

Triple wardrobes into additional recess, two radiators, TV point, access to roof space, front and rear aspect windows with lovely outlook over surrounding countryside.

SHOWER ROOM

11'4 x 5'3 (3.45m x 1.60m)

Modern suite to comprise low-level WC, 'his' and 'hers' Belfast sink units with mixer taps and cupboards below, double shower cubicle with overhead and detachable shower heads accessed via sliding glazed screen, tiled walls, modern panelled radiator, shaver point, spotlighting, extractor fan, front aspect frosted window.

BEDROOM 3

13'7 x 12'0 (4.14m x 3.66m)

Built-in double wardrobes, single radiator, rear aspect window offering lovely views over the surrounding fields and countryside.

BEDROOM 4

13'1 x 8'0 (3.99m x 2.44m)

Single radiator, front aspect window.

BEDROOM 5

10'8 x 8'9 (3.25m x 2.67m)

Built-in double wardrobes, single radiator, rear aspect window offering lovely far reaching views over surrounding fields and countryside.

BATHROOM

10'0 x 8'5 (3.05m x 2.57m)

Modern white suite comprising panelled bath, WC, corner shower cubicle, pedestal wash hand basin with mixer tap, chrome heated towel rail, tiled splashbacks, extractor fan, spotlighting, rear aspect frosted window.

OUTSIDE

To the front, lovely mature gardens are laid to lawn with landscaped borders planted with mature trees, flowers, shrubs and bushes, two mature Silver Birch trees and a stunning Pine. The front gardens are enclosed by estate fencing. A patio pathway leads to the front door from the driveway which is suitable for parking four vehicles, leading up to:

ATTACHED INTEGRAL GARAGE

20'0 x 19'4 (6.10m x 5.89m)

Accessed via two single up and over doors with the left hand door leading to the workshop and the right hand door leading to the store room. A door from the workshop area leads into the boiler room which houses the Worcester oil-fired boiler and a further door leads to the gardens. A door then leads into the utility space (9'8 x 9'0) which has a worktop area, single drainer stainless steel sink, plumbing for washing machine, space for tumble dryer, rear aspect window.

A pedestrian gated side access leads to the rear gardens which comprise of two separate patio and seating areas, summer house, raised deck area, oil tank, mainly laid to lawn with landscaped mature borders planted with flowers, trees, shrubs and bushes, backing onto open fields and countryside and offering stunning views towards Caterpillar Hill and beyond, outside lighting, outside tap, offering very good levels of privacy.

SERVICES

Mains water, electric 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: G
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

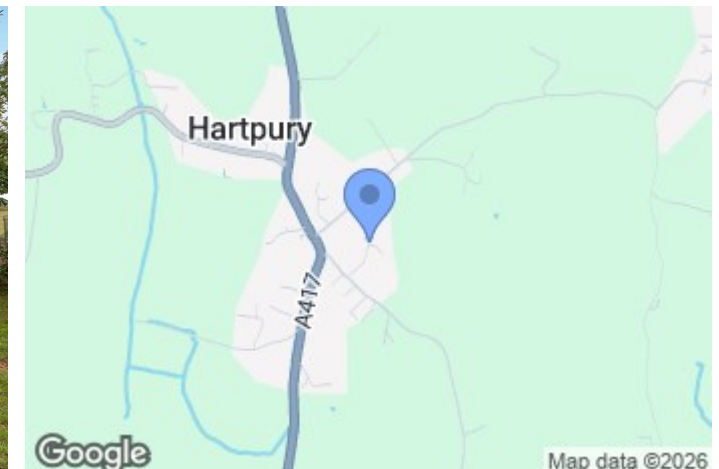
From Gloucester, proceed along the A417 passing through Maisemore and into the village of Hartpury. Take the first right into Over Old Road. then first left into Quarry Close where the property can be found.

PROPERTY SURVEYS

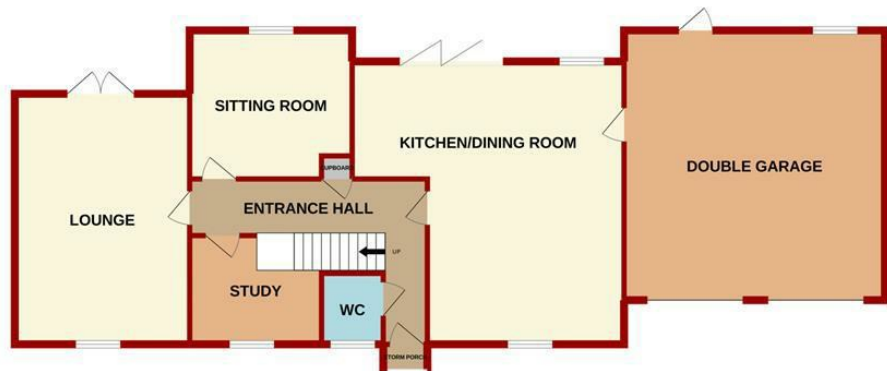
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 2625 sq.ft. (243.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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