



OLD FARM

Dents Lane | Hartpury | Gloucestershire | GL19 3BB

HUGHES **HS** SEALEY

# Welcome to... OLD FARM

Welcome to Old Farm, an impressive five double bedroom detached family home set within the highly sought after village of Hartpury. Occupying approximately 1.9 acres, the property enjoys a rare combination of formal gardens and two well-maintained paddocks, creating an ideal setting for those seeking space, privacy or equestrian potential.

The grounds are complemented by a large driveway with parking for several cars, a five garage/workshop with first floor storage and solar panels plus a further detached barn, offering excellent versatility.

The property was rebuilt in the 1980's on the site of an old farm dating back to the 1900's and now provides

generous and flexible accommodation arranged over two floors.

The ground floor is centred around a welcoming entrance hall, leading to a range of well-proportioned living spaces. These include a spacious living and family room with views over the gardens, a large kitchen/dining room forming the heart of the home, a conservatory and a separate snug or family room. A study, utility room and cloakroom complete the ground floor layout.

Upstairs, there are five double bedrooms, all enjoying pleasant views across the gardens or paddocks, alongside a family bathroom and separate shower room.















# Explore outside... OLD FARM

Old Farm is approached via a quiet country lane shared with five neighbouring properties. To the right of the driveway lies the first of two paddocks, accessed through a traditional field gate and enclosed by mature hedging. Within the paddock, a number of established trees provide natural shade and shelter for livestock.

At the end of the driveway stands the garages/workshop offering a variety of sizes, each with light and power and benefiting from first floor storage. The garage block is fitted with solar panels, which return a quarterly payment from the energy supplier.

The property enjoys formal gardens comprising well kept lawns, mature flower beds and a polytunnel ideal for growing fruit and vegetables. From the lower end of the garden, there are delightful open views across neighbouring paddocks owned by Hartpury College, where horses can often be seen grazing.

Opposite the main entrance to Old Farm lies the second paddock, which, like the first, benefits from natural shade and cover. A large detached open barn sits within this area offering superb versatility, easily suited to equestrian facilities, agricultural storage or a wide range of rural uses.

## LOCATION

Situated in Hartpury, approximately five miles north of the historic city of Gloucester, the village offers a range of amenities including a primary school, weekly post office service, public house and an active community with numerous social groups and clubs.



Popular with both young families and professionals, Hartpury is well connected for commuting and renowned for Hartpury College, celebrated for its equestrian and sporting excellence.

## KEY FEATURES

- Impressive five double bedroom detached family home in a highly sought after village
- Formal gardens and paddocks extending to circa 1.9 acres, divided into two lots
- Five garages/workshop with solar panels plus additional detached barn
- High degree of privacy and superb open views across Hartpury College paddocks
- Spacious, extended accommodation arranged over two floors
- Ground floor: entrance hall, cloakroom, study, utility room, family room, living/dining room, conservatory and kitchen/dining room
- First floor: five double bedrooms, family bathroom and separate shower room
- Internal viewings highly recommended

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL19 3BB. Turn into Dents Lane and the entrance to the property can be found on your right





Approx Gross Internal Area  
321 sq m / 3455 sq ft

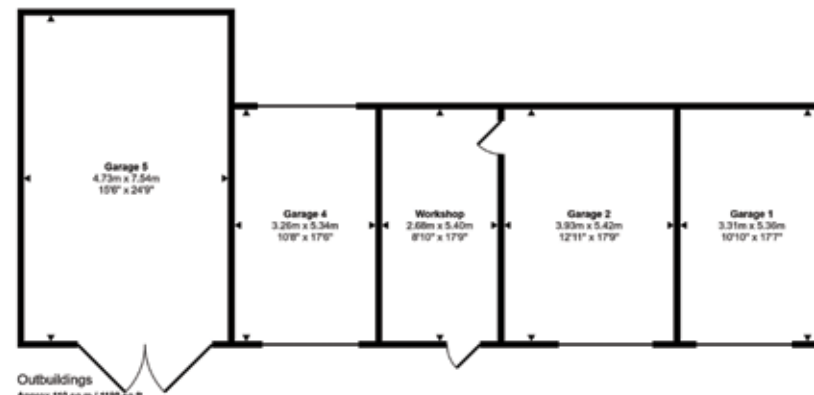


Ground Floor  
Approx 120 sq m / 1291 sq ft

□ Denotes head height below 1.5m



First Floor  
Approx 91 sq m / 985 sq ft



Outbuildings  
Approx 110 sq m / 1180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.





HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES  SEALEY