



2 Foley Rise  
Hartpury GL19 3DW



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £545,000

An EXTENDED FOUR BEDROOM DETACHED EXECUTIVE STYLE FAMILY HOME having MASTER EN-SUITE, FEATURE KITCHEN / DINING / FAMILY ROOM with VAULTED CEILING, GENEROUS LANDSCAPED GARDENS, INTEGRATED GARAGE in a HIGHLY SOUGHT AFTER VILLAGE LOCATION with EASY COMMUTING DISTANCE to the CATHEDRAL CITIES of GLOUCESTER and CHELTENHAM.

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.





Enter the property via composite double glazed front door into:

### ENTRANCE HALL

Tiled floor, stairs leading off, thermostat and Hive controls, front aspect window.

### CLOAKROOM

Re-fitted to comprise WC, wash hand basin with mixer tap, tiled floor, chrome heated towel rail, front aspect frosted window.

Glazed wooden door leads into:

### INNER HALLWAY

Door to understairs storage, engineered wooden flooring, opening through to:

### SNUG

10'6 x 9'4 (3.20m x 2.84m)

Engineered wooden flooring, double radiator, rear aspect sliding doors to decked area, integral door to:

### GARAGE / UTILITY ROOM

17'5 x 8'7 (5.31m x 2.62m)

Accessed from the front via electric roller shutter door, consumer unit, Worcester LPG boiler, Belfast sink unit, worktop and wall units, plumbing for washing machine, space for tumble dryer, double glazed rear aspect stable door to the gardens.

FROM THE ENTRANCE AREA, DOOR TO:

### STUDY

9'7 x 8'5 (2.92m x 2.57m)

Radiator, front aspect window.

STEPS LEAD DOWN TO:

### LOUNGE

15'0 x 12'10 (4.57m x 3.91m)

Engineered oak flooring, feature fireplace with inset cast iron log burner, modern panelled radiator, exposed ceiling beams, rear aspect window, side aspect sliding doors to the gardens. Glazed wooden French doors lead to:

### KITCHEN / DINING / FAMILY ROOM

27'3 x 8'8 (8.31m x 2.64m)

The kitchen area comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include Belling five ring range

oven, plumbing for dishwasher, space for under counter appliance, under unit lighting, inset spotlighting, one and a half bowl Belfast sink unit with mixer tap, tiled floor, front aspect window.

The dining area has a lovely vaulted ceiling with exposed beams, modern panelled radiator, tiled flooring, four Velux roof lights together with side and rear aspect windows overlooking the gardens. Double opening French doors lead to the side garden.

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

### LANDING

Access to roof light, inset ceiling spotlighting, door to large storage cupboard.

### MASTER BEDROOM

10'7 x 10'3 (3.23m x 3.12m)

Additional recess housing 'his' and 'hers' built-in double wardrobes, telephone point, inset spotlighting, radiator, rear aspect window.

### EN-SUITE

8'6 x 4'5 (2.59m x 1.35m)

Re-fitted by the current vendors to comprise of a double shower cubicle, accessed via sliding glazed screen, with inset and overhead detachable shower head systems, vanity wash hand basin with mixer tap and cupboard below, WC, fully tiled floor and walls, modern heated towel rail, extractor fan, spotlighting, front aspect frosted window.

### BEDROOM 2

13'0 x 12'0 max (3.96m x 3.66m max)

Built-in 'double' and 'single' wardrobes, inset spotlighting, single radiator, rear aspect window.

### BEDROOM 3

9'10 x 8'5 (3.00m x 2.57m)

Additional built-in double wardrobes, single radiator, front aspect window.

### BEDROOM 4

7'11 x 7'5 (2.41m x 2.26m)

Modern panelled walls, single radiator, inset spotlighting, rear aspect window.

### BATHROOM

7'4 x 6'4 (2.24m x 1.93m)

Panelled bath with Triton electric shower over, vanity wash hand basin with built-in WC, cupboard below, laminate splashbacks, single radiator, inset spotlighting, extractor fan, front aspect frosted window.

### OUTSIDE

To the front of the property, a tarmac and gravelled driveway provides off road parking for two vehicles. There is an additional front garden area which is laid to lawn. A purple slate path leads to the side of the property with a patio, pathway and gate to the left hand side. There is outside lighting to the front.

To the right hand side of the property, there is bin storage and a log store area. Purple slate pathways lead to the rear gardens where sleeper steps lead to a raised patio seating area, with the rest of the garden comprising lawns, raised vegetable planters, greenhouse and large wooden shed. A further patio area lies beyond the snug, part of which is covered. Low-level picket fencing encloses the lawned areas with the gardens enclosed by new wooden fencing and mature Laurel hedging. There is outside lighting and an outside water tap. The gardens measure approximately 60' x 45'.

### SERVICES

Mains electricity, gas, water and drainage.

### 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: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

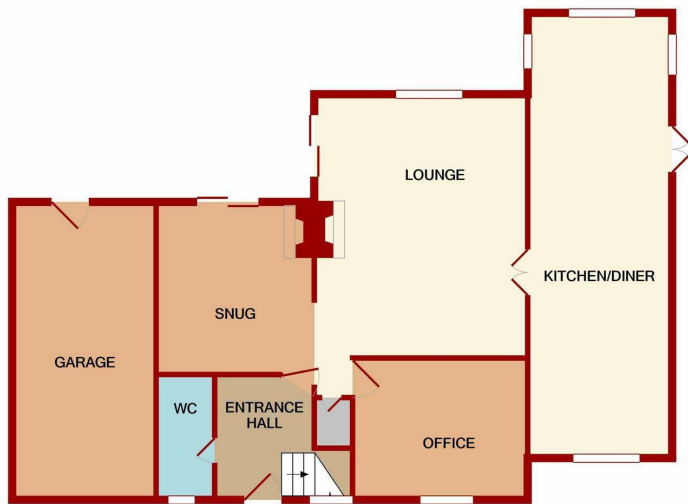
### VIEWING

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.

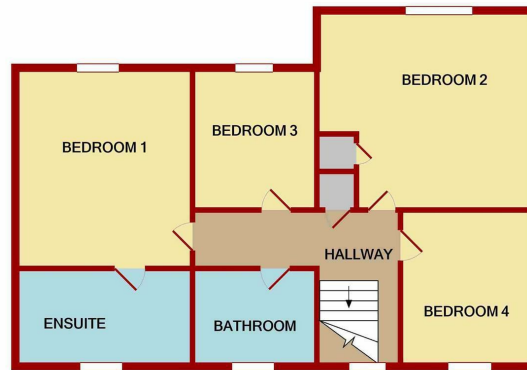
### DIRECTIONS

From Gloucester, proceed along the A417 through Maisemore into Hartpur. Continue, taking the right hand turning just before the Royal Exchange Public House on your left, into Broad Street. Take the first left into Foley Rise and the property can be found on the right hand side as marked by our 'For Sale' board.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		47	55				

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.



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