

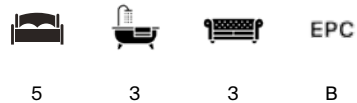


RIDGE HOUSE

Hartpury, GL19 3DH



A SUBSTANTIAL EXECUTIVE HOME WITH A
TRIPLE GARAGE SET IN AN ELEVATED POSITION
WITH DISTANT VIEWS.



Local Authority: Freehold

Council Tax Band: G

Tenure: Freehold

Hartpury (village core) ½ mile, Gloucester 4 miles, Cheltenham 12 miles, Ledbury 13 miles, M5 (J11 North & South) 9 miles, Bristol 38 miles, London 110 miles (distances approximate).

Services: Mains water and electricity are connected. Private waste. Oil fired central heating. 2 wood burners. Photovoltaic panels facing south on the rear of the house.



RIDGE HOUSE

Tucked away in an amazing elevated plot of approximately 2.3 acres, Ridge House sits in the middle of a level plot with stunning views across the Severn Vale towards the Cotswolds and the Cathedral city of Gloucester.

Agents' Note: The Sellers have secured highways approval to create an additional vehicular entrance to Hiam's Lane.







LIVING AND ACCOMMODATION

In the house, the ground floor revolves around an impressive double height reception hall and as with the rest of the property, the natural light and the size of the hall is immediately noticeable. Extending to approximately 3,216 square feet, the accommodation is versatile, well-proportioned and arranged over two floors, it's ideal for families and entertaining.

There is a choice of 3 large reception rooms in addition to the open plan kitchen/breakfast/family room that runs from the front of the house to the rear. A lovely conservatory then connects the garden with the kitchen.

Upstairs, there are views from every room. There are 2 bedroom suites, 2 further double bedrooms, a large single bedroom and family bathroom.







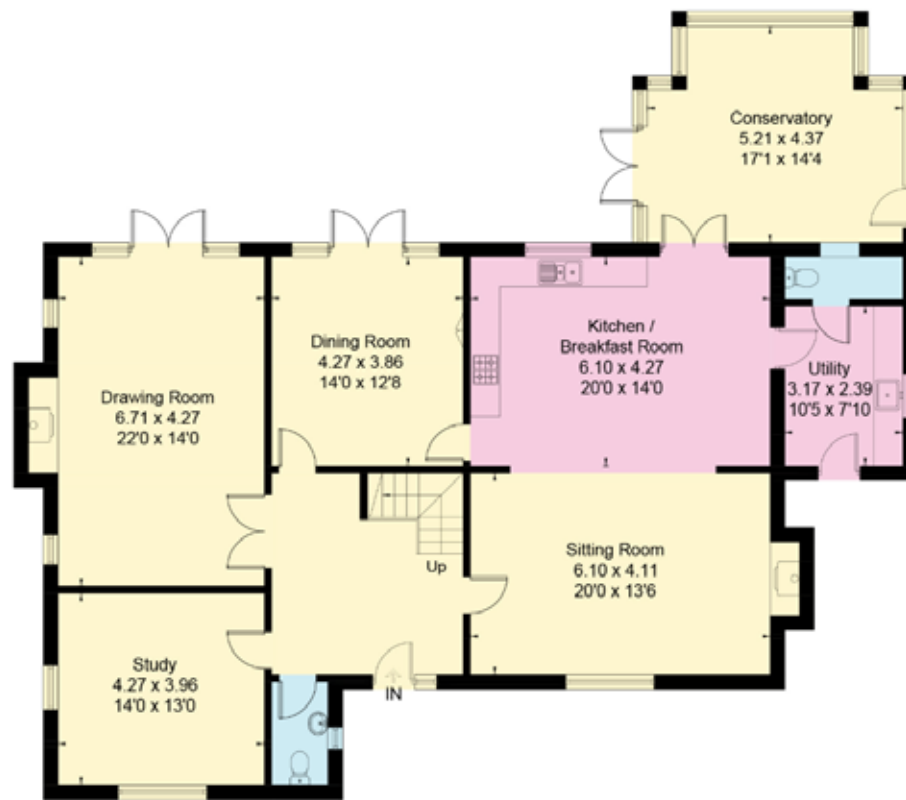
GARDEN AND GARAGE

Gated from the lane, the property is set in a mature garden that is mainly lawned with a selection of fruit trees, larger mature trees and shrubs. To the rear of the house there's a south facing patio, a vegetable patch and beyond that is the former tennis court which now requires some improvements and fencing.

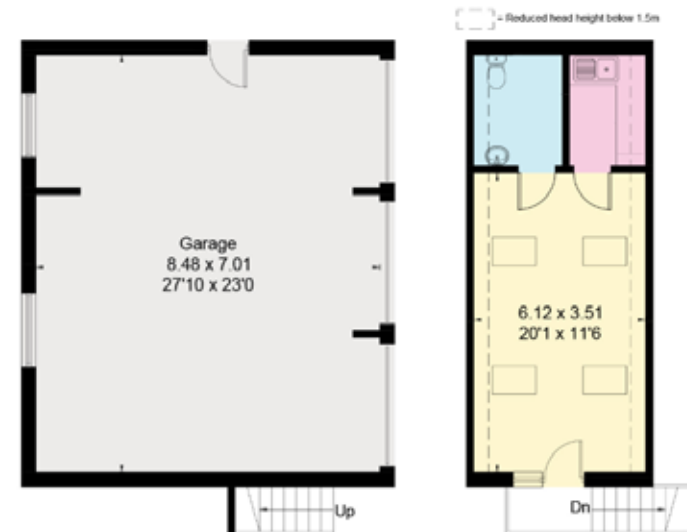
The driveway from the lane sweeps round past the house to a turning circle and the garaging which is large enough for 3 vehicles. Above the garage is a self-contained space with a compact kitchen, a W.C and an open plan area.







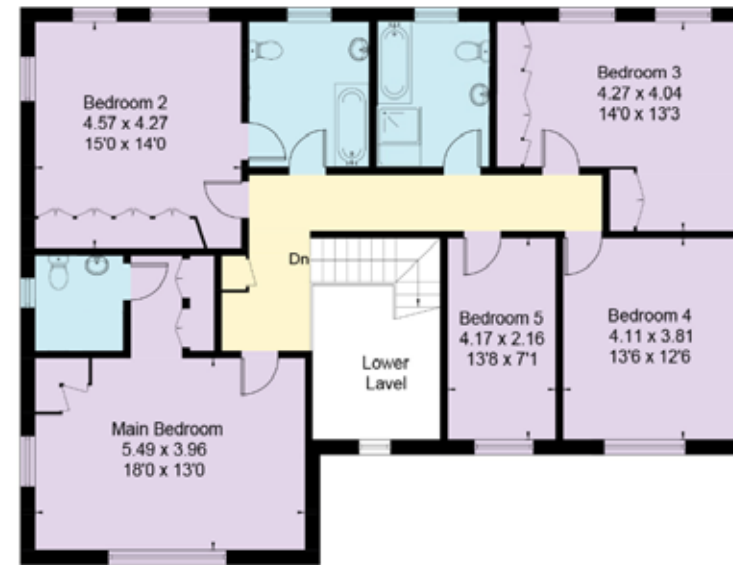
Ground Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

Garage - First Floor



First Floor

(Including Garage Building)
 Approximate Gross Internal Area = 383 sq m / 4112 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tom Banwell

01242 246951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

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