



Quarry Close, Hartpury GL19 3DP
£690,000



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- No onward chain
- Five double bedroom detached family home with two en-suites
- Multiple reception rooms providing generous living accommodation throughout
- Positioned on a large plot with potential to extend
- Double garage with the potential to convert to further living accommodation
- Far reaching Countryside views to the rear
- Situated in the popular village location of Hartpury
- EPC rating C70
- Forest of Dean District Council - Tax Band F (£3,397.77 per annum 2026/2027)

£690,000



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Entrance Hallway

Spacious hallway provides access to a built-in storage cupboard, the living room, dining room, kitchen, study, downstairs w.c and to the stairwell leading to the first floor.

Kitchen / Sun Room

The large open plan room provides suitable kitchen and living space. Sun room area provides additional living space with French doors providing access to the rear garden. The kitchen itself boasts ample worktop and storage space with integrated appliances to include fridge, freezer and dishwasher as well as an induction range cooker. Window overlooks the front aspect whilst access is provided to a utility room.

Utility Room

Additional worktop and storage space is provided with plumbing for an automatic washing and tumble dryer below. Additional access to the rear garden is also provided.

Dining Room

Accessed from the sun room, double doors from the entrance hallway also provide access to the room. Window overlooks the rear aspect.

Living Room

Generous sized living room with window overlooking the side aspect and French doors providing access to the garden.

Study

Utilised as a convenient study area, the room offers the versatility for many others uses such as a snug or play room. Window overlooks the front aspect.

Downstairs W.C

White suite cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Landing

Spacious landing area provides access to all five bedrooms, family bathroom, two built-in storage cupboards, loft above whilst



window overlooking the front aspect allows natural light into the area.

Master Bedroom

Double bedroom with two sets of built-in wardrobes and windows overlooking the side and rear aspects. Access is provided to an en-suite.

En-Suite

Modern white suite shower room comprises w.c, heated towel rail, his and her sinks with storage below, shower cubicle and window with frosted glass overlooking the front aspect.

Bedroom Two

Positioned above the garage, large double bedroom with built-in wardrobe, windows overlooking the front and rear aspects and access to an additional en-suite.

En-Suite

White suite shower room comprises w.c, wash hand basin, shower cubicle and velux window overlooking the rear aspect.

Bedroom Three

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Bedroom Four

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Bedroom Five

Currently utilised as a home office, double bedroom with window overlooking the front aspect.

Bathroom

White suite bathroom comprises w.c, wash hand basin, bath, shower cubicle and window with frosted glass overlooking the rear aspect.

Garage

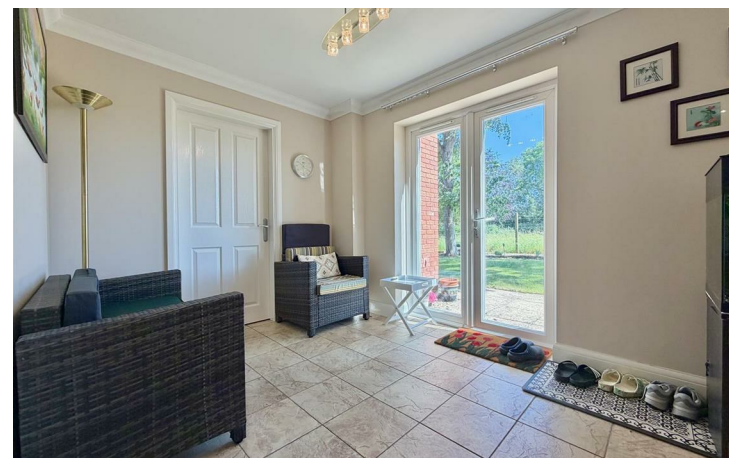
Adjacent to the kitchen, the double garage benefits from power and lighting and offers the potential to be converted into additional living space if required. Two up and over doors provide access from the front whilst personal use door providing access from the rear.

Outside

To the rear, the property benefits from a large mature garden which wraps around the property itself. Patio area provides ideal seating area whilst the lawn surrounds the house itself allowing for the benefits of the sun to be enjoyed throughout the day whilst garden shed provides suitable garden storage. Mature trees and hedgerows help to create privacy and a more tranquil setting with open fields to the rear providing uninterrupted Countryside views. Gated side access leads to the front of the property where parking is found on the driveway in front of the garage with an EV charging point.

Location

The sought after and picturesque village of Hartpury benefits a lively community including country pub/restaurant, village hall and local primary school whilst a petrol



station, additional stores, further public houses and secondary schools can be located within short distances from the main village. Good travel links enable Gloucester, Cheltenham and Tewkesbury to be accessible within approximately 7.5 miles, 15.5 miles and 15 miles respectively. With various organisations including the local WI, baby and toddler group, sporting events throughout the year held at the nationally renowned Hartpury College and University located a short

distance outside the main village. The village lends itself to someone looking for an active community.

Material Information

Tenure: Freehold.

Local Authority and Rates: Forest of Dean District Council - Tax Band F (£3,397.77 per annum 2026/2027).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

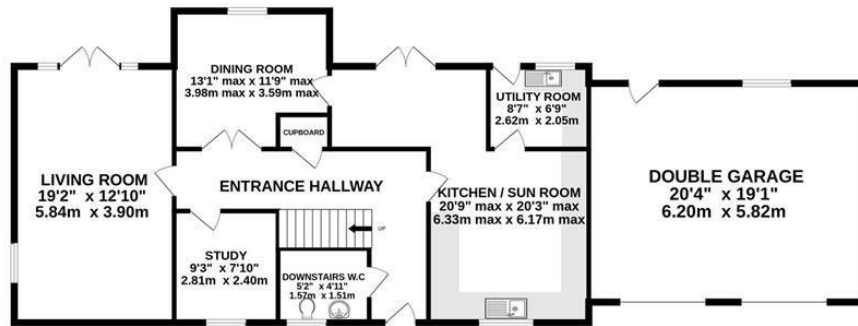
Heating: Oil.

Broadband speed: Basic 20 Mbps, Superfast 80 Mbps download speed.

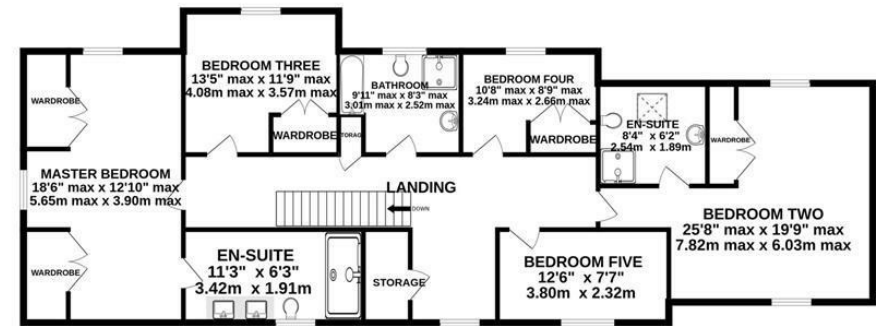
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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