



**Church View Gloucester Road**  
**Hartpury GL19 3BT**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Church View Gloucester Road

## Hartpury GL19 3BT

Guide Price £630,000

An **INDIVIDUAL FOUR BEDROOM DETACHED COTTAGE** offering **SPACIOUS** and **VERSATILE ACCOMMODATION**. The property features a **GENEROUS LOUNGE** alongside a **WELL APPOINTED FITTED KITCHEN / BREAKFAST ROOM**, set in **MATURE, WELL ESTABLISHED GARDENS, RANGE OF OUTBUILDINGS** including a **DOUBLE GARAGE, SINGLE GARAGE** and **WORKSHOP**, **ENJOYING FANTASTIC VIEWS ACROSS OPEN FIELDS** and **SURROUNDING FARMLAND**, all being offered with **NO ONWARD CHAIN**.

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.



Entrance via half glazed door into:

### **ENTRANCE HALL**

**12'3 x 10'8 (3.73m x 3.25m)**

Single radiator, front aspect window with private outlook over the gardens, wooden latch door into:

### **LOUNGE**

**21'5 x 14'4 (6.53m x 4.37m )**

Brick fireplace with inset wood burning stove, raised stone hearth, double and single radiators, exposed timbers, front, side and rear aspect windows with a lovely outlook into gardens. Fully glazed door into:

### **SUNROOM**

**17'0 x 9'8 (5.18m x 2.95m)**

Wall mounted electric heaters, triple aspect windows overlooking garden and farmland, fully glazed UPVC doors through to the front.

### **DINING ROOM**

**10'5 x 10'3 (3.18m x 3.12m)**

Fitted breakfast bar, side aspect window, opening leads through to:

### **KITCHEN / BREAKFAST ROOM**

**18'10 x 13'0 (5.74m x 3.96m)**

Fitted kitchen to comprise double bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, two integrated electric double ovens, four ring hob with cooker hood above, fitted American fridge / freezer, integrated dishwasher, fully tiled flooring with underfloor heating, two rear aspect windows with views of surrounding fields. Wooden latch door to:

### **UTILITY / CLOAK ROOM**

**7'3 x 6'8 (2.21m x 2.03m)**

Stainless steel single drainer sink unit with mixer tap, cupboards under, plumbing for washing machine, oil fired central heating and domestic hot water boiler. Cloakroom area with close coupled WC, heated towel rail, access to roof space, side and rear aspect windows.





### **BOOT ROOM**

**5'9 x 5'8 (1.75m x 1.73m )**

Tiled flooring, storage areas, front aspect window, half glazed door through to the side.

FROM THE ENTRANCE HALL, EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR LANDING.

### **LANDING**

Double radiator, access to loft space.

### **BEDROOM 1**

**13'4 x 11'11 (4.06m x 3.63m )**

Exposed timbers, single radiator, built-in wardrobes with various hanging rails and shelving, side and rear aspect windows with stunning views of countryside.

### **BEDROOM 2**

**10'8 x 10'5 (3.25m x 3.18m)**

Single radiator, front and side aspect windows.

### **BEDROOM 3**

**14'7 narrowing to 9'9 x 7'9 (4.45m narrowing to 2.97m x 2.36m)**

Single radiator, front and side aspect windows.

### **BEDROOM 4**

**10'8 x 5'4 (3.25m x 1.63m )**

Single radiator, rear aspect window with countryside views.

### **BOX ROOM / OFFICE**

**6'6 x 4'9 (1.98m x 1.45m)**

Double radiator, front aspect window.

### **BATHROOM**

**9'2 x 5'4 (2.79m x 1.63m)**

White suite comprising corner bath, pedestal wash hand basin, close coupled WC, double radiator, fully tiled walls, rear aspect frosted window.

### **SHOWER ROOM**

Fitted shower cubicle and tray, shower, tiled surround, heated towel rail.



## OUTSIDE

To the front of the property there is an in-and-out tarmac driveway providing parking for multiple vehicles, boat etc. This leads to a range of outbuildings, including a detached double garage, an additional garage and workshop. The garden features well-maintained lawned areas, flower borders, a wooden shed, outside tap and lighting, a variety of established shrubs, bushes and mature trees, all enclosed by mature hedging and fencing. A further paved patio and lawn area to the rear and side of the property provides an ideal space for outdoor entertaining, enjoying delightful open views across surrounding fields and farmland.

## DOUBLE GARAGE

20'1 x 18 (6.12m x 5.49m )

Two sets of timber opening doors, power and lighting.

## GARAGE

18'10 x 8'11 (5.74m x 2.72m)

Power and lighting.

## WORKSHOP

12'1 x 11'3 (3.68m x 3.43m)

Power and lighting.

## SERVICES

Mains electric, water and drainage. Oil central 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.

## LOCAL AUTHORITY

Council Tax Band: F

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, head north on the A40 and join the A417 towards Ledbury. Continue along the A417 for a few miles until you reach Gloucester Road in Hartpury. Follow this road for a short distance, where you will find the property located on the right hand side as marked by our 'For sale' board.

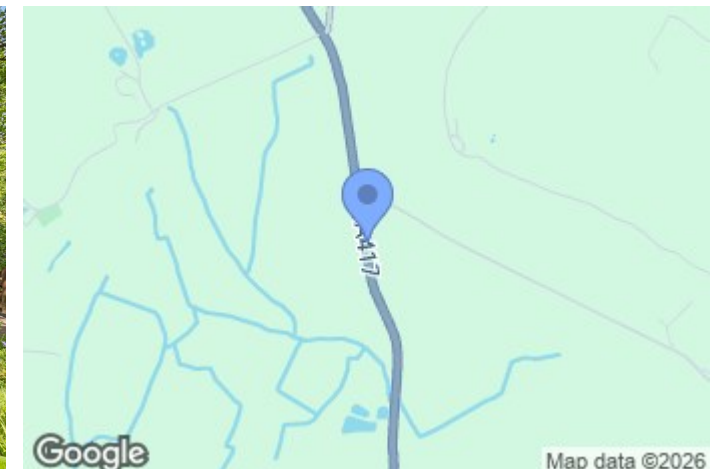
what3words///condensed.acre.qualifier

## PROPERTY SURVEYS

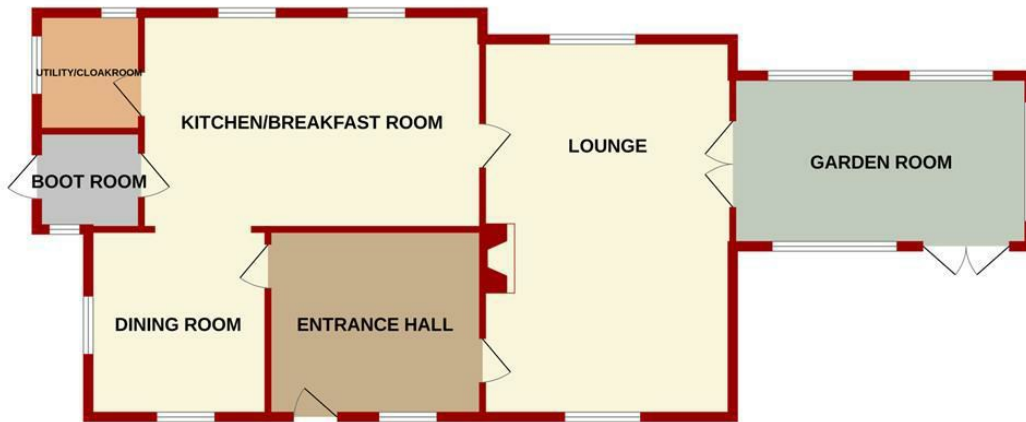
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL

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



GROUND FLOOR  
1031 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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		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			(81-91) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	<b>England &amp; Wales</b>
		57	EU Directive 2002/91/EC





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