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THORNE HOUSE, SELLARS ROAD, HARDWICKE VILLAGE, GL2 4QD

The Property

A spacious and well balanced five bedroom detached family home, set in a peaceful position along Sellars Road in Hardwicke Village. The property offers a thoughtful layout, well suited to modern family life, with a good mix of reception space, working areas and generous bedrooms.

A front door opens into a welcoming entrance hall, finished with wood flooring which continues through to the family and dining room, creating a sense of flow and continuity. A cloakroom is positioned off the hallway, fitted with a WC and wash hand basin, with a window allowing in natural light and ventilation.

Positioned to the front is a reception room, offering a flexible space currently used as a playroom and home office, but equally suited as a snug or quiet retreat.

The dining and family room is a warm and welcoming space, ideal for both day to day family life and more formal occasions. There is plenty of room for a large dining table and chairs, as well as a sofa, making it well suited to family meals, entertaining, or gatherings with friends. A window to the front brings in natural light, while the open feel between this room and the fitted kitchen helps create a sociable flow through the ground floor. There is also a useful understairs storage cupboard.

The room opens to the fitted kitchen, which sits to the rear of the property and features cream shaker style base and wall units, complemented by wood effect work surfaces and tiled splashbacks. A range style cooker with five gas rings and double ovens creates a strong focal point, with an extractor hood above. The layout provides ample preparation space and storage, making it well suited to everyday use. The sink is set beneath the rear window, offering a pleasant outlook and an ideal position for keeping an eye on children playing in the garden. There is also an integrated dishwasher and fridge included.

A door leads to the utility room, fitted with matching units, a sink, and space for a washing machine and tumble dryer, along with good storage and space for a large freestanding fridge freezer. The boiler is housed within a wall cupboard, and a door provides access to the rear terrace.

A door from the family and dining room leads through to the sitting room, which is a spacious and comfortable reception room designed for relaxing and everyday living. The room easily accommodates larger furniture, with a generous layout allowing for a range of seating arrangements. French doors open out to the rear terrace, creating a strong connection to the outside and allowing light to flow through the space.

The study offers a dedicated work from home space, with a window to the front allowing in natural light. There is space for desk furniture and storage.

Stairs rise from the entrance hall to the first floor landing, which provides access to all bedrooms and the family bathroom. There are two loft hatches positioned at either end of the landing, adding further practicality and storage options.

The master bedroom is a well proportioned and comfortable double room, offering a calm and inviting space. There is ample room for a large bed along with bedside furniture and additional storage, while a window to the rear allows in plenty of natural light and provides a pleasant outlook. The en suite is fitted with a walk in shower with glass screen, WC and wash hand basin set within fitted vanity units, providing excellent storage. Contemporary tiling runs throughout, giving a clean finish, while a window allows in natural light and ventilation.

Bedroom two is a well sized double room positioned to the front of the property, with a window overlooking the driveway. It benefits from a built in wardrobe set over the stairwell, making good use of space. Bedroom three is another double room, also located at the front, enjoying a similar outlook and likewise benefiting from a built in wardrobe. Bedroom four is a double room currently arranged as a child's bedroom. It includes a built in double wardrobe and enjoys a pleasant outlook to the rear, creating a bright and comfortable space. Bedroom five is a single room, currently used as a dressing room, offering flexibility depending on requirements and well suited as a nursery, home office or additional bedroom.

The family bathroom is well proportioned and fitted with a modern four piece suite, including a spa bath, separate walk in shower, WC and wash hand basin set within fitted vanity units. Finished with contemporary tiling and a window for natural light, the space is clean and well presented.

EPC TO FOLLOW





Outside

Outside, the garden is a real standout feature of the property, offering a generous and well maintained space. It is mainly laid to lawn, creating a clean and open feel with plenty of room for children to play or for outdoor entertaining.

A paved terrace sits directly to the rear of the house, providing an ideal space for seating and dining. There is also a covered section accessed from the utility room, offering a practical and sheltered area, well suited for drying washing on a wet day, as well as for storage or everyday use.

The garden is easily accessed from the property via the utility room and French doors from the sitting room, creating a natural flow between inside and out. There is also side access via a gate from the front driveway, adding to the overall convenience.

To the rear of the garden, a substantial outbuilding is currently used as a store room and workshop, providing excellent flexibility for those needing additional space for hobbies, storage or working from home. Beyond this, a second terrace offers a more private seating area within the garden.

A timber built gazebo creates a lovely focal point, complete with power and a ceiling mounted electric heater. This provides a sheltered seating area, ideal for relaxing with hosting, and enjoys the evening sun. The surrounding borders are well stocked with established planting, adding colour and interest.

Overall, the layout offers a great balance of lawn, seating areas and functional space, making it well suited to family life and those who enjoy spending time outdoors.

To the front, the property is approached via a driveway providing parking for four to five vehicles with ease, leading to the main entrance. The frontage is well presented, creating a neat and welcoming first impression.

The property also benefits from sixteen solar panels, installed in 2023, contributing to the overall efficiency of the home.

This is a well laid out and generously proportioned family home, offering flexible accommodation suited to modern living. The balance of reception space, bedrooms and working areas makes it ideal for growing families or those needing adaptable space, set within a popular and convenient location.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: GCC. Council Tax Band E and EPC rating



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Location

Hardwicke is a popular and well connected village on the edge of Gloucester, offering a great balance of countryside surroundings and everyday convenience. The area has grown in popularity with families and professionals alike, thanks to its access to local amenities and strong transport links.

Within the village and nearby, there is a range of amenities including supermarkets, local shops, cafés and public houses, along with primary schooling and access to well regarded secondary schools in Gloucester and the surrounding areas. For a wider range of shopping, dining and leisure facilities, Gloucester Quays and the city centre are both within easy reach.

For those who enjoy the outdoors, the location is ideal, with canal and riverside walks close by, along with open countryside and cycle routes, offering plenty of opportunity to get outside and enjoy the surroundings.

Transport links are a key feature, with the M5 motorway easily accessible, providing routes to Cheltenham, Bristol and beyond. Gloucester railway station offers direct services to Bristol, Birmingham and London, making the area suitable for commuters.

A well placed location that offers both a sense of community and ease of access to nearby towns and cities, making it a practical and appealing place to live



Directions

From Junction 12 of the M5, take the A38 towards Gloucester and continue for around 1.5 miles. At the roundabout, take the exit signposted for Hardwicke and follow the road into the village, staying on the main route as you pass local shops and residential areas. Continue through Hardwicke before turning onto Sellars Road, where the property can be found on the right hand side as denoted by our for sale board [///sports.copy.care](http://sports.copy.care)



**Approximate Gross Internal Area 1607 sq ft - 150 sq m
(Excluding Outbuilding)**

Ground Floor Area 878 sq ft – 82 sq m
 First Floor Area 729 sq ft – 68 sq m
 Outbuilding Area 352 sq ft – 33 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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