



3 QUARRY CLOSE
Hartpury | Gloucestershire | GL19 3DP

HUGHES **HS** SEALEY

Welcome to... 3 QUARRY CLOSE

Welcome to Number 3, Quarry Close, a detached, executive five-bedroom family home, located in this highly sought after village. Beautifully presented, the property enjoys a wealth of internal space across the two floors and is further complimented by driveway parking, an attached double garage and a mature rear garden which enjoys open views across neighbouring paddocks, and it is because of the above, that this property comes with such a high recommendation to view.

Internally, the property enjoys a central and spacious entrance hall that leads through to most of the ground floor rooms. These rooms include a

super living room, which features a log burning stove inset to an exposed red brick chimney breast, and as such gives the room a central focal point. Furthermore, the room enjoys French doors that lead onto the rear rear patio and garden.

Additional rooms include the cloakroom, study and family room which enjoys views over the garden and has a connecting door through to the kitchen/dining room. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, the room enjoys a central island, bi folding doors to the rear terrace, space to house an

eight–10 seater table and chairs and at the head of the room, a door leads through to the utility area and attached garage.

Upstairs, there are five bedrooms, all of which would house a double bed. The principal bedroom benefits from three fitted wardrobes as well as a three-piece, en suite shower room.

Of the remaining bedrooms, the guest bedroom, bedroom three and bedroom four all benefit from fitted wardrobes whilst the guest bedroom also enjoys a three-piece, en suite shower room. Completing the accommodation, is the family bathroom.













Explore outside... 3 QUARRY CLOSE

Externally to the front is a double width driveway, which allows off road parking. The property also benefits from an attached double garage. The remainder of the front is laid to lawn and is encased by maturing flower beds and estate fencing. To the rear is a wonderfully mature garden that features a paved terrace, lawns, summer house, mature trees and finally, a spectacular view over adjoining paddocks.

LOCATION

Located in Hartpury, which is approximately 5 miles north of the historic city of Gloucester, the village provides various amenities, including primary schooling, weekly post office service, a public house, and an active community with various social groups and clubs. Popular with both young families and working professionals due to easily accessible commuting links,

the village is known for the prestigious Hartpury College with its extensive equestrian and sporting facilities.

KEY FEATURES

- A wonderful, five-bedroom detached family home, located in this highly sought after village
- To the rear elevation, the home enjoys an exceptional outlook over neighbouring paddocks
- Driveway parking, enclosed lawns and attached double garage to the front elevation
- Mature and enclosed rear garden enjoying paved terrace, lawns and established flower beds
- Internally the home enjoys a spacious entrance hall, cloakroom and study

- Two reception rooms, these being the living room with log burning fire and family room
- Ground floor completed with the stunning kitchen/dining room and separate utility room
- Principal bedroom with fitted wardrobes and three-piece en suite shower room
- Guest bedroom also with en suite, three further bedrooms and family bathroom
- Internal viewings recommended

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL19 3DP.

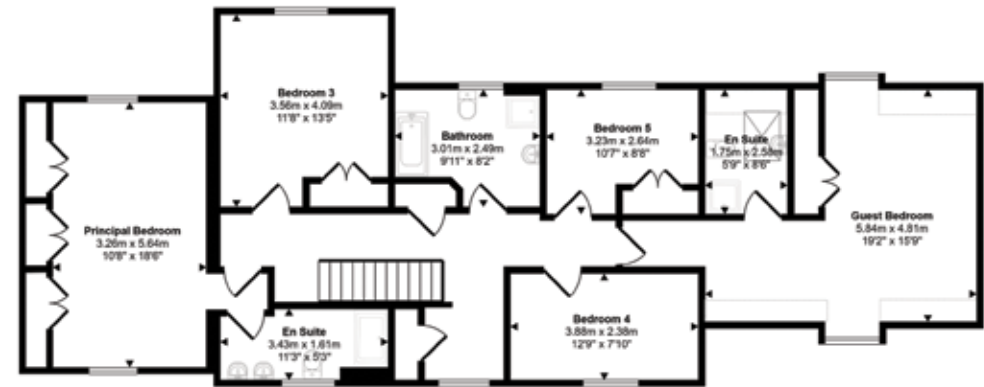






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	←	→
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
283 sq m / 2726 sq ft



Ground Floor
Approx 132 sq m / 1421 sq ft

Denotes head height below 1.5m

First Floor
Approx 121 sq m / 1306 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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