

THORNE HOUSE

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THORNE HOUSE SELLARS ROAD, HARDWICKE VILLAGE, GL2 4QD

Offers over £549,950

Description

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

To the front, the property is approached via a driveway providing parking for four to five vehicles with ease. A front door opens into a welcoming entrance hall, finished with wood flooring which continues through key areas of the ground floor, 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.

The dining/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, 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 kitchen helps create a sociable flow through the ground floor. There is also useful understairs storage, adding practical everyday use.

The fitted kitchen sits to the rear of the property and is arranged with a good range of 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, enjoying a pleasant outlook over the rear and allowing natural light to fill the room. There is space for further freestanding appliances, while an integrated dishwasher and fridge are also included. The kitchen offers a good balance of practicality and character, with a comfortable country style feel.

A door leads through to the utility room, which is a practical and well arranged space fitted with units matching the kitchen, creating a consistent finish. It offers a sink and space for both a washing machine and tumble dryer, along with a good range of storage cupboards. The boiler is neatly housed within a wall mounted cupboard, keeping the space tidy and functional. A door provides direct access out to the rear terrace, making this a useful everyday entrance.

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, and the room would also suit use as a hobby room or occasional bedroom if required.

To the rear, the sitting room 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. Double doors open out to the rear terrace, creating a strong connection to the outside and allowing light to flow through the space. Positioned to the front is a snug or second reception room, offering a flexible space ideal as a playroom, additional sitting room or quiet retreat.

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 room is well presented in soft neutral tones.

The en-suite has been finished to a modern standard and is fitted with a walk-in shower with glass screen, WC and wash hand basin set within a range of fitted vanity units, providing excellent storage. Contemporary tiling runs throughout, giving a clean and cohesive finish, while a window allows in natural light and ventilation.

- Five bedroom detached family home, located in a popular location of Hardwicke
- VIEWERS MUST BE IN A POSITION TO PROCEED
- Master bedroom with en-suite shower room
- Four piece modern family bathroom and down stairs cloakroom
- Driveway parking for four to five vehicles, 16 solar panels on the roof installed 2023
- Sitting room with French doors to the terrace & garden, Snug/playroom & home office/study
- Open plan dining/family room leading into the fitted kitchen and utility
- Three further double bedrooms and one single bedroom
- Generous garden with terrace, lawn and large workshop ideal as home office
- Ease of access to Gloucester M5 motorway, Stroud Bristol and Cheltenham

THREE RECEPTION ROOMS



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MASTER BEDROOM WITH EN-SUITE



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FITTED KITCHEN AND LARGE UTILITY



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ENCLOSED GARDEN
WITH WORKSHOP



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FOUR PIECE
FAMILY BATHROOM



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THREE DOUBLE,
ONE SINGLE BEDROOM



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SOLAR PANELS &
ELECTRIC CAR CHARGING POINT



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Location & Amenities

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

Outside, the garden is a real standout feature of the property, offering a generous and well maintained space with a good degree of privacy. 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, with a further terrace area running along the side, adding to the overall usability of the garden. There is also a covered section off the rear of the property, offering a practical and sheltered space, well suited for storage or everyday use.

The garden is easily accessed from the property via the utility room and the 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 workshop, providing excellent flexibility for those needing additional space for hobbies, storage or working from home.

A timber built gazebo creates a lovely focal point within the garden, offering a sheltered seating area which is perfect for relaxing or hosting during warmer months. The surrounding borders are well stocked with established planting, adding colour and interest while

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

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-00) D			
(03-04) E			
(21-30) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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