



4 Chapel End Over Old Road  
, Hartpury, GL19 3FH  
**Fixed asking price £550,000**

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\*\*\*PART EXCHANGE WELCOME\*\*\*

This brand new four-bedroom detached house is a splendid opportunity for modern family living, designed with both comfort and style in mind.

The heart of the home features a contemporary kitchen that seamlessly integrates with the living spaces, creating an inviting atmosphere. With four well-proportioned bedrooms with the main benefitting an ensuite.

Built to a high specification, this home is equipped with an air source heat pump solar panel and EV charging point promoting energy efficiency and sustainability.

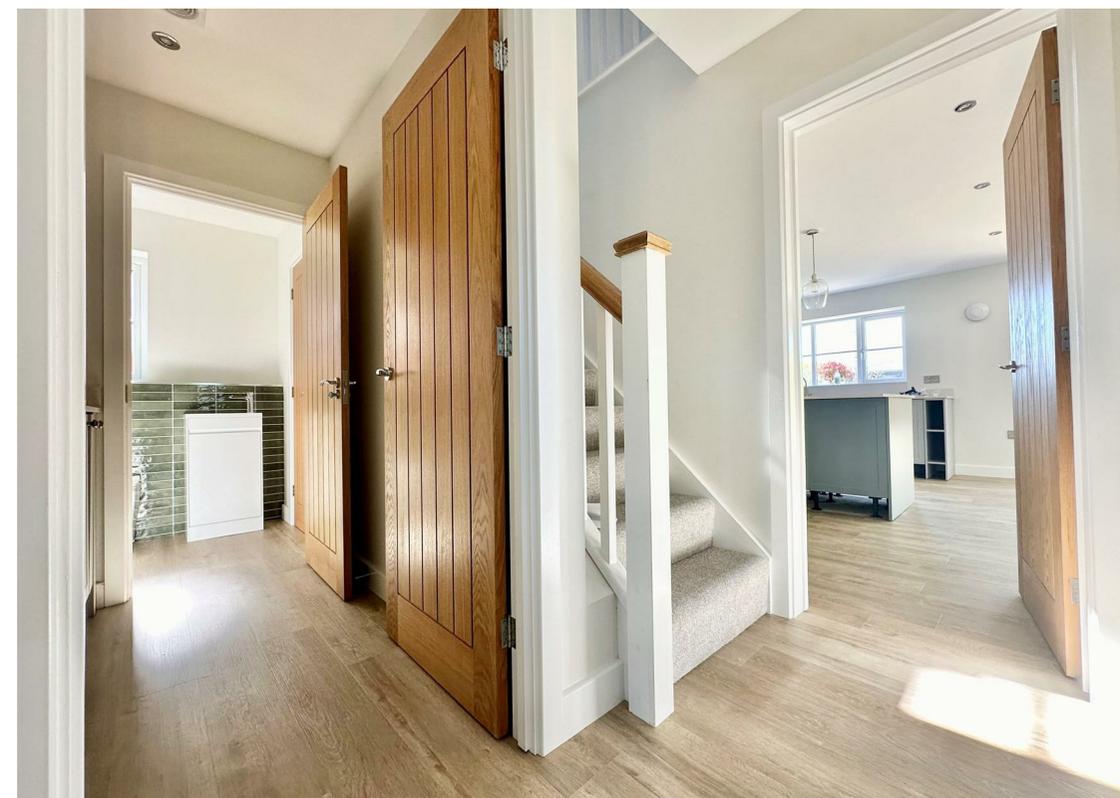
### The Situation

Hartpury offers a range of amenities - a local primary school, nursery, village hall, the well known 'Royal Exchange' pub and neighbouring Hartpury University and Rugby Club, also a number of local cricket and football clubs. There are a vast number of public footpath walks throughout Hartpury and the surrounding area.

The development is just off the A417 that links Staunton and Maisemore and is 6 miles to Gloucester. From the City there are direct trains to London, Bristol, Cardiff, Cheltenham and Worcester.

### Entrance Hall

Living Room  
17'0 x 11'2 (5.18m x 3.40m )





**Kitchen/Dining/Family Room**  
27'4 x 16'4 (8.33m x 4.98m)

**Utility Room**

**WC**

**Bedroom 1**  
12'4 x 12'0 (3.76m x 3.66m )

**Ensuite**

**Bedroom 2**  
16'3 x 10'0 (4.95m x 3.05m)

**Bedroom 3**  
13'2 x 6'10 (4.01m x 2.08m)

**Bedroom 4**  
13'2 x 6'10 (4.01m x 2.08m)

**Bathroom**

**Services**

Mains shred drainage, Air Source and Solar Panels  
Forest Of Dean District Council tax band TBC

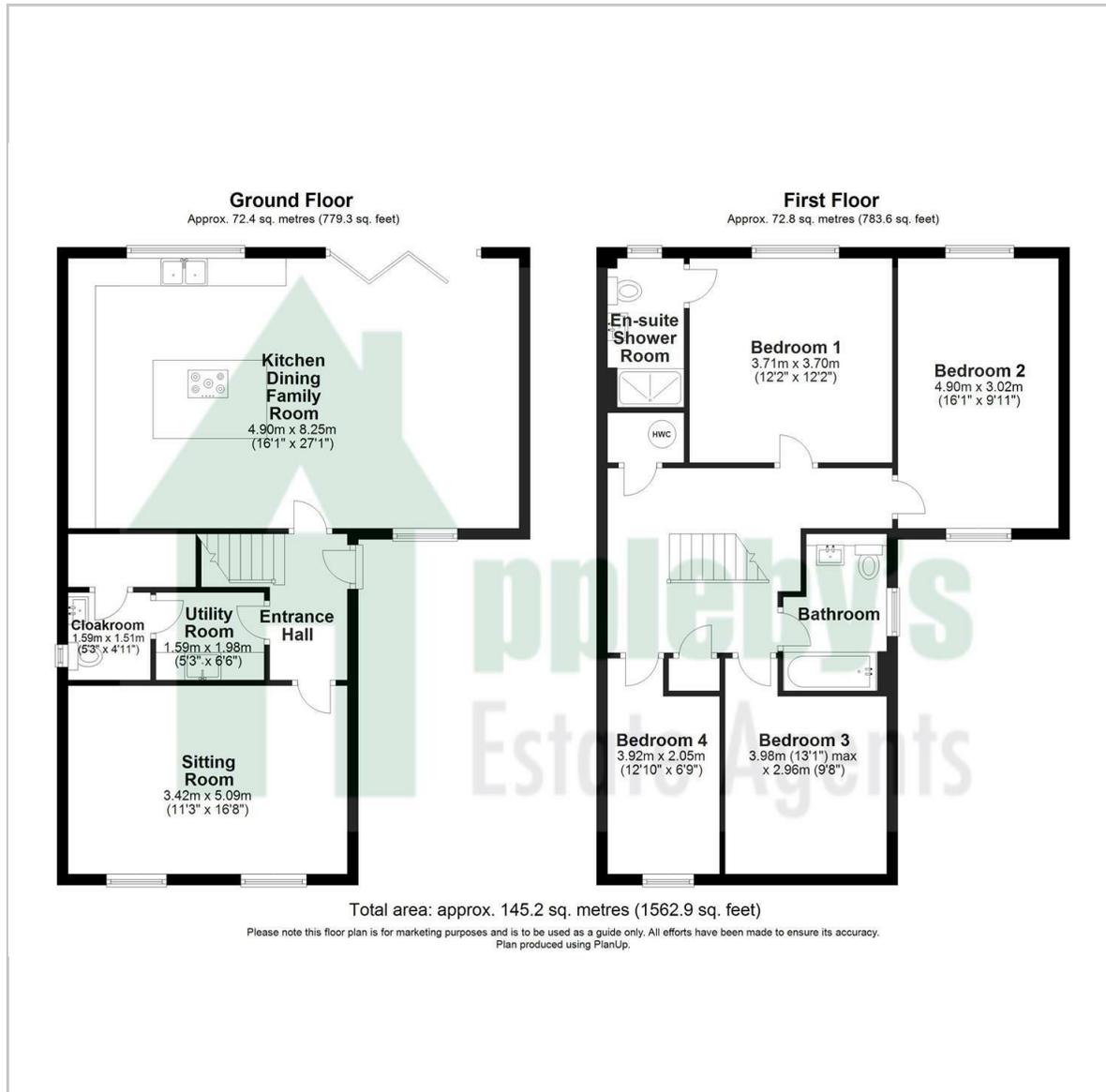
**OUTSIDE**

Situated on a Private Road ample OFF ROAD parking  
The landscaped gardens are already mature having been laid to lawn and border edges with various tress and bushes already planted ! ( Garden Storage will be built if required subject to negotiations)

**Tenure**  
Freehold



## Floor Plan

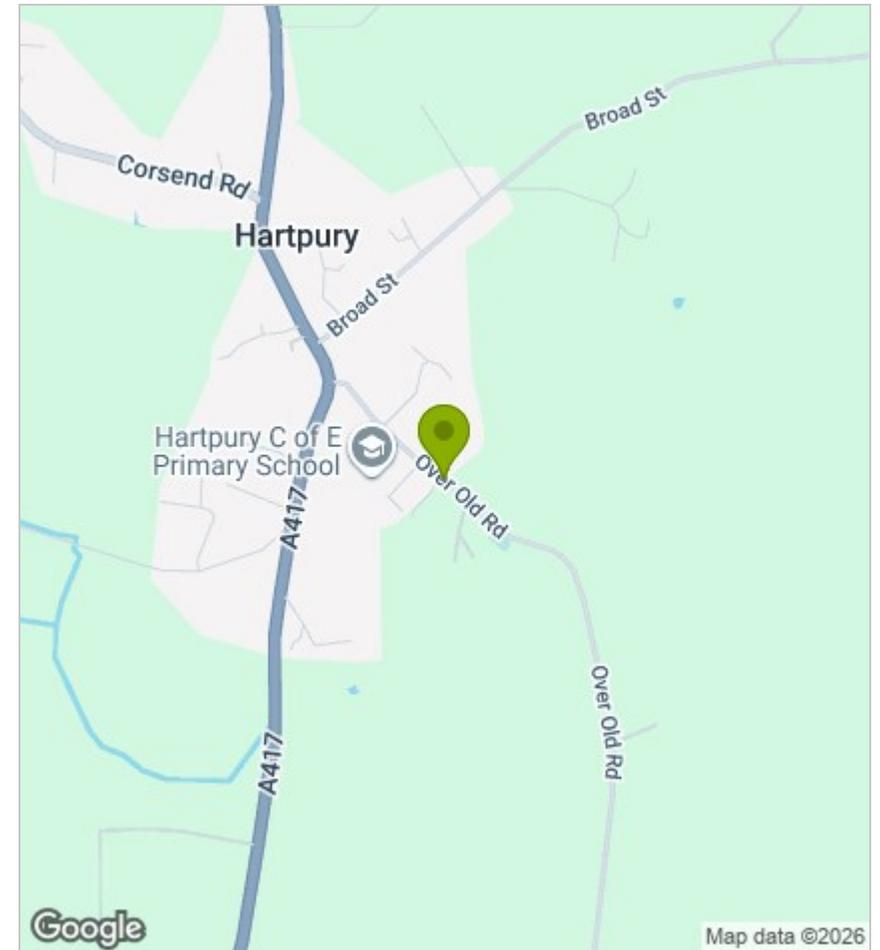


## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

