



**Manorwood Hempsted Lane, Hempsted GL2 5LA**  
**£750,000**





## Manorwood Hempsted Lane, Hempsted GL2 5LA

• Characterful & substantial five double bedroom family home • Dating back to the late 19th century • Generous & flexible living accommodation throughout • Private rear garden & front garden measuring over 100ft • Driveway providing off-road parking for multiple vehicles & detached garage • Situated in the ever popular village location of Hempsted • EPC rating D58 • Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026



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**£750,000**

### Entrance Hallway

Spacious hallway boasting many original character features to include solid wood floor, picture rail and staircase with gallery landing. Window overlooking the side aspect allows light into the area whilst access is provided to the living room, dining room, snug, kitchen, utility room and stairwell leading to the first floor accommodation.

### Living Room

Generous in size, the living room allows an abundance of natural light streaming into the room via the window to the side aspect and large bay window overlooking the front aspect. Feature open fireplace with decorative surround creates a lovely focal point to the room.

### Dining Room

The dining room continues to provide further generous living space with an additional original fireplace with solid wood surround and window overlooking the front aspect.

### Utility Room

Opposite the front door, the utility room provides ample worktop and storage space

with plumbing for an automatic washing machine below and housing for the combination boiler. Two windows overlook the side aspect whilst access is provided to a shower room to the rear.

### Downstairs Shower Room

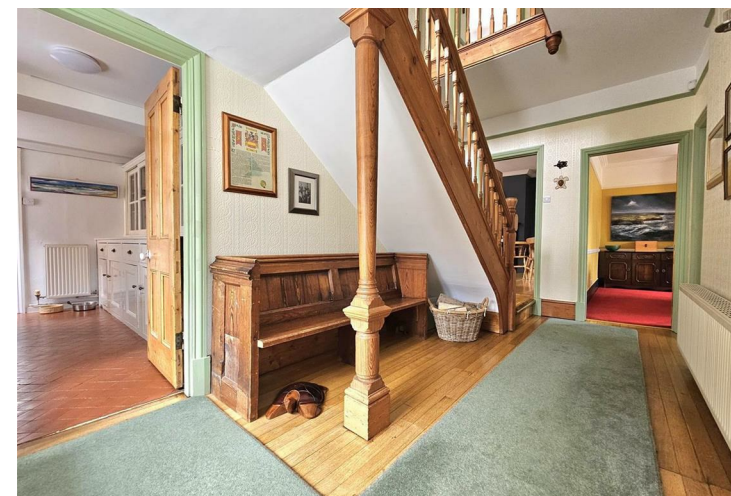
White suite shower room comprising WC, wash hand basin, shower cubicle and window overlooking the rear aspect.

### Snug / Garden Room

Currently set up as a snug and garden room with French doors overlooking and providing access to the rear garden. The room offers the flexibility and versatility for many uses such as a home office or second living room if required.

### Kitchen Breakfast Room

The kitchen boasts ideal space for a breakfast table alongside further worktop and storage space with plumbing for a dishwasher below and space for a free standing range cooker. Formerly the pantry to the rear of the main kitchen area, it has been converted to provide an extension from the kitchen itself with further worktop and storage space. Windows overlook the rear garden whilst door provides further access to the garden itself.





## Landing

Split level landing, with window overlooking the side aspect, provides access to three bedrooms, shower room, family bathroom, a large storage cupboard and stairwell leading to the second floor of the property.

## Master Bedroom

Substantial in size, the master bedroom offers far reaching Countryside views from the window overlooking the side aspect and large bay window overlooking the front aspect. Additional feature fireplace continues to provide character to the room.

## Second Bedroom

Double bedroom with built-in storage cupboard beneath the stairwell and window overlooking the front aspect continuing to provide the uninterrupted Countryside views.

## Third Bedroom

Double bedroom with window overlooking the rear aspect.

## Shower Room

Modern white suite shower room comprises w.c, wash hand basin, shower cubicle, heated towel rail, window overlooking the side aspect and velux window to the rear.

## Family Bathroom

Modern white suite family bathroom comprises w.c, wash hand basin, shower cubicle, roll top bath and window with frosted glass overlooking the rear aspect.

## Second Floor Landing

Landing provides access to the loft above and to two further double bedrooms.

## Fourth Bedroom

Double bedroom with two built-in storage

cupboards and window overlooking the front aspect providing further Countryside views.

## Fifth Bedroom

Double bedroom with built-in storage cupboard and window overlooking the rear aspect.

## Garage

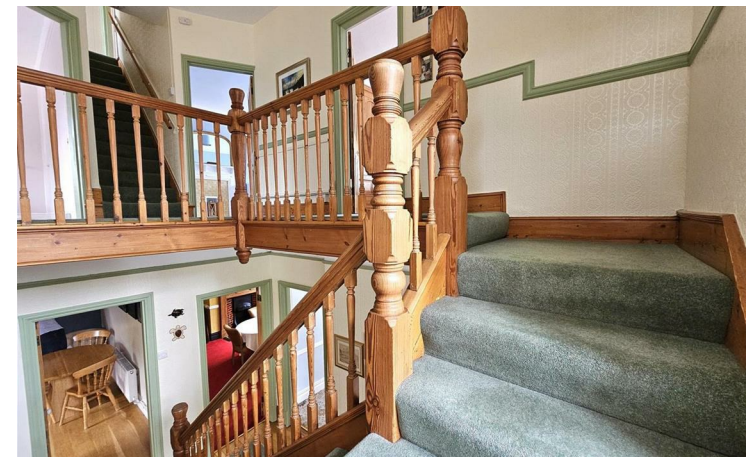
Larger than average, the detached garage benefits from power and lighting and is accessed via up and over door to the front and personal use door from the garden.

## Outside

Positioned on a substantial sized plot, the property boasts to the front a mature lawned garden measuring over 100ft in length with flowing driveway leading from the road to the property providing off-road parking for multiple vehicles with the potential to create further parking if required. Large trees and hedgerows create privacy from the main road itself. To the rear, an additional private garden is found enclosed with fenced borders. Patio area provides a suitable seating area for entertaining and alfresco dining during the summer months which in-turn leads to a lawned area. Further trees and planting help to create privacy to the area. Log store is located behind the garage whilst the garden further benefits from a summer house benefitting from power and lighting measuring approximately 121 sqft.

## Location

With the Church of England primary school, village store and post office alongside bus routes the village of Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore, Hempsted is highly convenient for easy access





onto the M5 motorway and to all amenities on offer within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state of the art cinema complex and a 24 hour gym.

### **Material Information**

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum)

2025/2026.

Electricity supply: Mains.

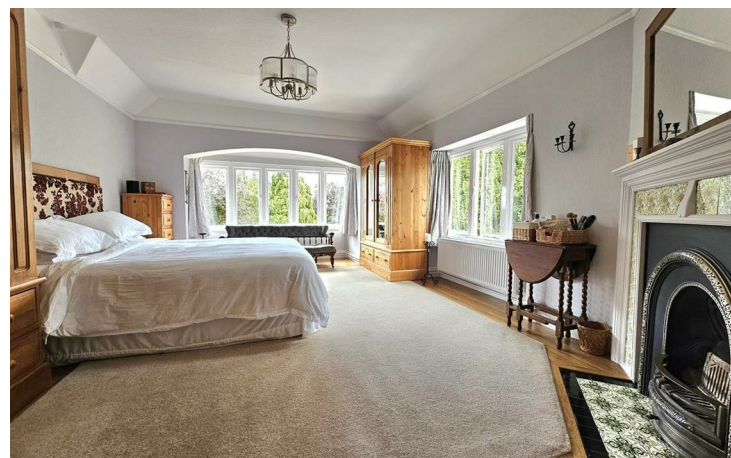
Water supply: Mains.

Sewerage: Mains.

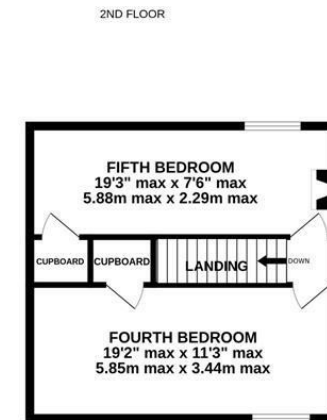
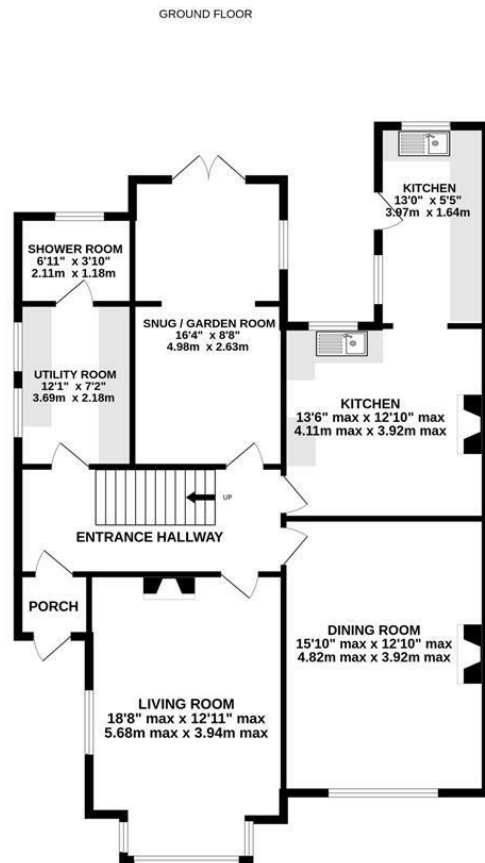
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Superfast 80 Mbps download speed.

Mobile phone coverage: EE, Vodafone, Three, O2.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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