



Fairfields Over Old Road, Hartpury GL19 3BJ

£650,000



Fairfields Over Old Road, Hartpury GL19 3BJ

- Extended four double bedroom detached family home
- Generous and flexible living accommodation throughout
- Large & beautifully maintained private rear garden
- Driveway with parking for approximately four vehicles
- Positioned on a plot measuring approximately 0.25 acres
- EPC rating E39

£650,000

Accommodation

Step into the entrance hall providing immediate access to the light and airy living room to the left hand side with dual aspect views to the front and rear of the property with sliding doors opening to the rear garden itself.

Continuing from the entrance hall, the ground floor accommodation continues to open into a snug or secondary living room with a log burner and bay window towards the front aspect. The snug opens to the modern kitchen with ample storage worktop space alongside plumbing for a dishwasher, automatic washing machine and space for a free standing range cooker. From the kitchen, the ground floor is completed by a large dining room with french doors opening to the rear garden and downstairs w.c. to the rear.

Taking the stairs to the first floor, the modern white suite shower room and two of the double bedrooms are immediately accessed from the landing area. Extended over the years, the landing area continues to another double bedroom and the master suite above the double garage. The master bedroom benefits from fitted wardrobes and dual aspect views to the front and the rear alongside the en-suite bathroom to include w.c, wash hand basin and bath with shower attachment over.

Outside

The gated driveway has parking for three to four vehicles and leads to the integral double garage which is accessed via a large up and over door offering prospective buyers the potential to convert to additional living space, if required. The front garden boasts both a magnolia and maple tree with further mature shrubs, bushes and flowers amongst the

borders. There is a pedestrian gate and path which leads to the front door as well as to the gated side access providing access to the rear garden.

The beautifully landscaped rear garden provides a private space for families contributing to a plot size measuring approximately 0.25 acres in size. Well stocked with an array of mature plants, trees and shrubs with a good sized lawn area and a number of patio/seating areas so you can make the most of the sun and the shade. There is a vegetable produce area with fruit trees, garden pond, summer house, green house and further shed alongside access into the integral garage to the rear via personal use door.

Location

The sought after and picturesque village of Hartpury benefits a lively community including public house and local primary school whilst a petrol station, additional stores, further public houses and secondary schools can be located within short distances from the main village. Good travel links enable Gloucester, Cheltenham and Tewkesbury to be accessible within approximately 7.5 miles, 15.5 miles and 15 miles respectively. With various organisations including the local WI, baby and toddler group, sporting events throughout the year held at the nationally renowned Hartpury Colleague and University located a short distance outside the main village. The village lends itself to someone looking for an active community.

Local Authority, Services & Tenure

Forest of Dean District Council - Tax Band F.
Mains water, drainage, electric and LPG gas.
Freehold.

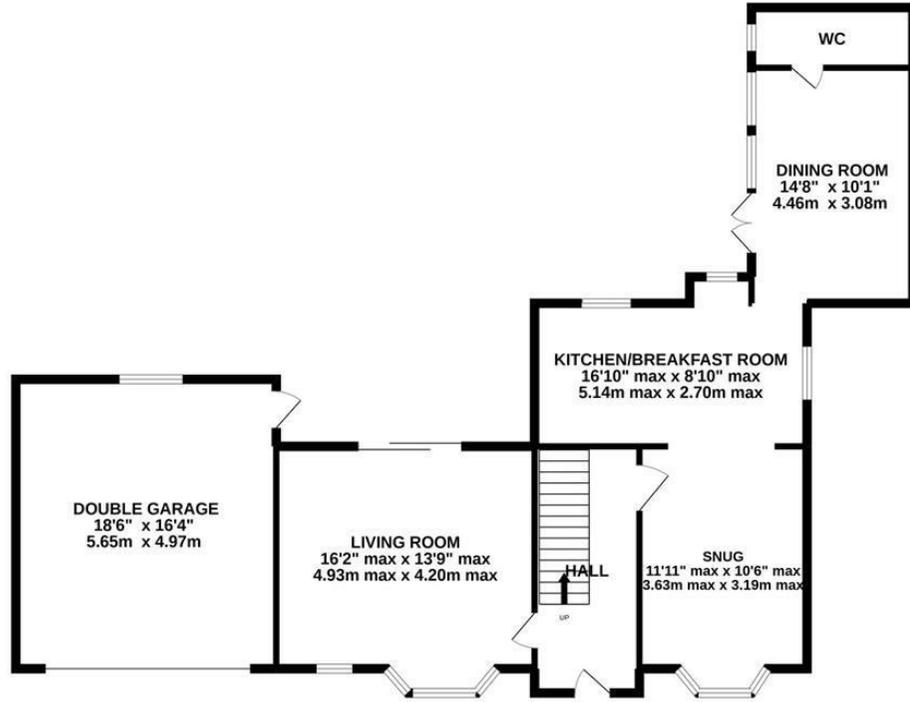


Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

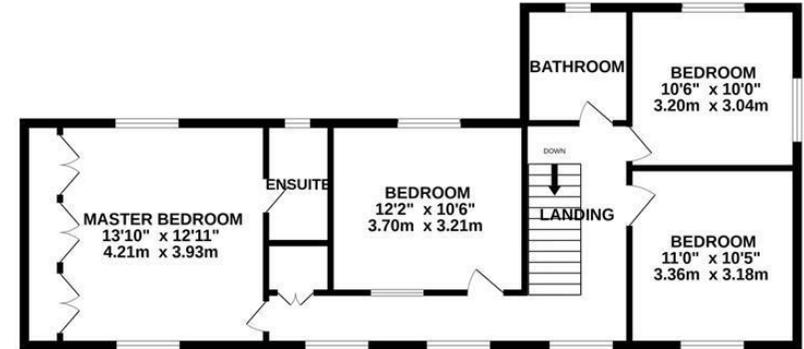
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GROUND FLOOR



1ST FLOOR



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