



1 Moorend Cottage Moorend, Hartpury GL19 3DG
£379,950

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- Three bedroom character property
- Master bedroom with En-suite
- Located in picturesque village
- Off road parking
- South facing and private rear garden
- No onward chain
- Tax band C £1993.58 (2025/2026)
- EPC E40

£379,950

Entrance Hall

Via original wooden front door, tiled flooring, stairs leading up to the first floor. Wooden door leading into the living room.

Living Room

A beautiful living room boasting character features such as oak flooring, an open fire place with decorative surround and double aspect sash windows.

Kitchen

A well maintained kitchen boasting slate tiled flooring and solid oak worktops along with a range of floor and eye level units and integrated appliances to include single drainer ceramic sink unit with extendable mixer tap, electric AGA and space for fridge / freezer. Windows to rear aspect overlooking the garden.

Dining Room

Spacious dining room with tiled flooring throughout along with a decorative fireplace, double aspect windows and a storage cupboard.

Bathroom

Tiled bathroom boasting a white suite comprising a bath with overhead electric shower, WC and hand wash basin. Frosted window to rear aspect.

Bedroom One

Double bedroom with wooden flooring throughout and a window over looking the rear aspect

En Suite Shower Room

Fully tiled shower cubicle with rainfall shower, wall mounted wash hand basin, tiled splashback, low level w.c., rear aspect frosted window

Bedroom Two

Double bedroom with decorative fireplace, wooden flooring throughout and a window over looking the rear aspect

Bedroom Three

Double bedroom with wooden flooring and a window overlooking front aspect of the property.

Cellar

Cellar to offer a generous amount of storage space. Flagstone flooring throughout.

Outside

To the front of the cottage there is a gravelled parking space for one vehicle. Gated access to a slate pathway and steps up to the front door, small lawned area to one side and handy bin storage. There is also access to the cellar.

From the rear hallway, a door leads out to southerly facing rear garden which has an expanse of lawn, mature borders, various patio/seating areas, outside tap and pathway leading to a recently refurbished wooden clad outbuilding/workshop with shelving.

Location

Hartpury, located approximately 5 miles north of the historic city of Gloucester, provides various amenities including primary schooling, weekly post office service, public house and 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.

Material Information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Forest of Dean District Council - £1993.58 (2025/2026)

Electricity supply: mains

Water supply: mains

Sewerage: Septic tank

Heating: Oil

Broadband speed: Basic 20 Mbps Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, O2

Agent's Note - The cottage has a right of way over neighbouring garden for rear utility access/servicing.



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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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-91 (A)	A		
91-81 (B)	B		
81-60 (C)	C		
60-40 (D)	D		
40-30 (E)	E		
30-20 (F)	F		
20-10 (G)	G		
Not energy efficient - higher running costs			
England & Wales		75	40
EU Directive 2002/91/EC			

