Beech House Broad Street, Hartpury GL19 3BN

£595,000

naylor powell

Beech House Broad Street, Hartpury GL19 3BN

• Five bedroom detached family home • Ample off road parking and a garage • Located in sought after village of Hartpury • Three bathrooms including Ensuite to main bedroom • 70 ft rear garden • EPC D58 • Forest of Dean District Council tax band F - £3397.77 (2026/27) Freehold

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Entrance Hall

Accessed from the porch the entrance hall which has slate tiled flooring throughout, open under stairs area and stairs leading to first floor landing plus doors off to ground floor accommodation.

Living Room

A generously sized living room boasting a feature fireplace with a cast iron stove, a brick surround and a hearth. Window overlooking the front aspect.

Study

Study to provide access to dining area via an arched opening, the kitchen and the living room via French doors.

Dining Room

Accessed from the study, the dining room is to include French doors leading out to both the sitting room and the rear garden along with a window looking out.

Kitchen

A well appointed kitchen boasting a range of base and wall mounted units with a breakfast bar area along with integrated appliances to include Rangemaster electric oven with five ring induction hob and an extractor fan over, dishwasher, integrated wine rack and space for a fridge/freezer. Window overlooking the rear and side aspect with a door leading out.

Sitting Room

Sitting room to include a cast iron log burning stove with a tiled surround and a hearth. Sliding doors leading into the conservatory.

Conservatory

A UPVC built conservatory with a polycarbonate roof and a door leading out to the rear garden.

WC
WC to include a white suite comprising hand wash basin and WC. Frosted window facing into the Porch.

Bedroom One
Double bedroom with an ensuite and a window overlooking the front aspect.

A modern ensuite to include a white suite comprising enclosed shower cubicle, WC and a hand wash basin with mixer tap.

Bedroom Two
Double bedroom with window overlooking the rear aspect.

Bedroom Three
Double bedroom with built in wardrobes. Window overlooking the side aspect.

Bedroom Four
Double bedroom with built in wardrobes. Window overlooking the front aspect.

Bedroom Five
Window overlooking the rear aspect

Shower Room
Shower room to include a white suite comprising enclosed corner shower cubicle, WC and hand wash basin.

Family Bathroom
White bathroom suite comprising a panelled bath with mixer tap and shower detachment, WC and hand wash basin. Frosted window facing the front aspect.

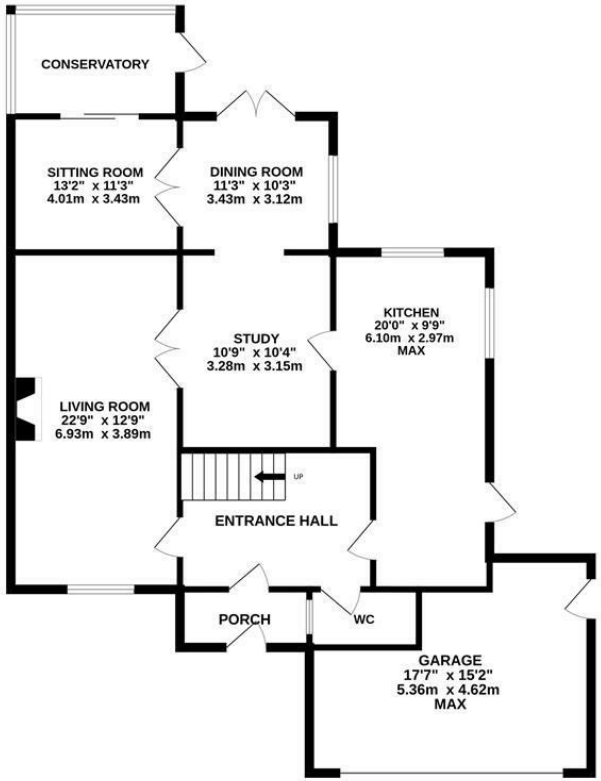
Outside
To the front of the property boasts a large gravelled driveway with parking for several vehicles, a gated side access, a gravelled pathway leading to the front porch and a lawned area with a range of mature shrubs and bushes.
The rear of the property has a patioed area suitable for alfresco dining and a lawned area with raised flower beds and mature shrubs and bushes at the border.

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.

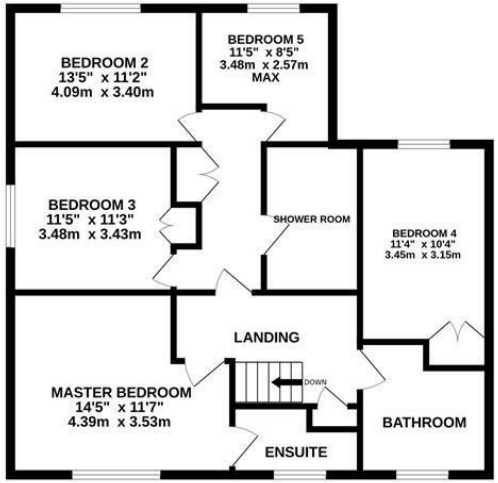
Material Information
Tenure: Freehold
Council tax band: F
Local Authority & rates: Forest of Dean District Council - £3397.77 (2026/2027)

Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
Broadband speed: Basic 17 Mbps Superfast 52 Mbps
Mobile phone coverage: EE, Vodafone, O2

GROUND FLOOR



1ST FLOOR



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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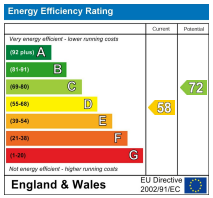

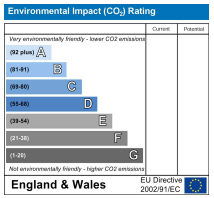

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