



**Corsend Road, Hartpury GL19 3BP**  
**Guide Price £450,000**





## Corsend Road, Hartpury GL19 3BP

• No chain • Character features throughout • 1/3 of an acre plot • Ample off road parking • Period property • Popular village location • EPC E41



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### Accommodation

This quaint and interesting home is accessed via a covered porch at the front door and into an entrance hall which has the stairs to first floor and access into the ground floor living spaces. The living room is off to the right of the hallway and has an abundance of character features to include an impressive and traditional inglenook fireplace with inset wood burning stove and original feature bread oven. There are exposed timber beams and windows to both the front and rear elevations. The kitchen/breakfast room enjoys base and wall mounted units with work tops over, space for appliances and a Belfast style sink. There is also a useful pantry cupboard, tiled flooring and a stable door to the garden. The bathroom is located on the ground floor and has a freestanding bath, separate shower enclosure, WC, wash hand basin and bidet. To the first floor are three bedrooms with the master boasting exposed brickwork on the chimney breast.

### Outside

Arriving at the property your are greeted by an 'in and out' horseshoe driveway with two five-bar gates giving access to a large gravelled area, allowing space for multiple vehicles whilst being enclosed by mature conifer hedging.

The gardens are a delight with large expanse of lawn with established beds and borders. There is an additional wildlife area and pond plus a patio off the kitchen with purpose built barbeque area. In total, the plot measures approximately 1/3 of an acre and backs onto fields. There are two storage sheds at either end of the property, with one having plumbing for washing machine and power (untested).

### Location

The sought after and picturesque village of Hartpury benefits a lively community including public house and local primary school whilst 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.

### Tenure, Services, Local Authority

Tenure - Freehold

Services - Mains electric, electric storage heaters and septic tank (TBC)

Local Authority - Forest of Dean District Council - Tax Band E

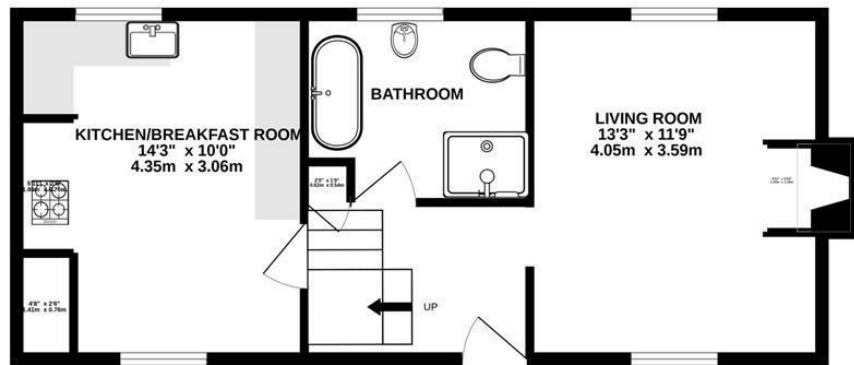
EPC E41

### Directions

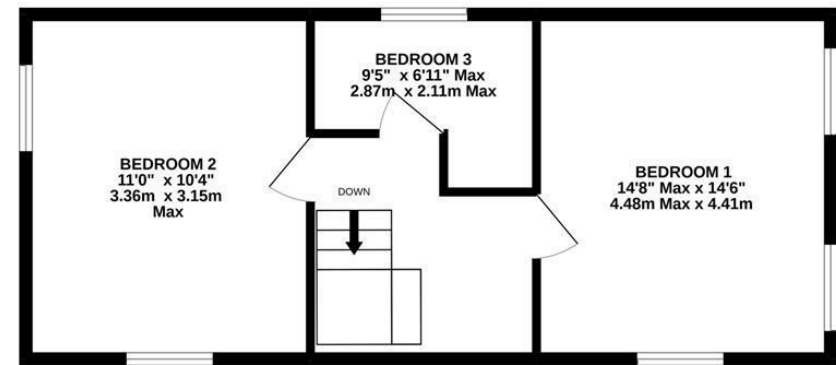
From the Naylor Powell office in Newent leave via the B4215 to Gloucester Road on passing Highleadon Garage take the next turning on the left signed posted Upleadon/Hartpury proceed for approximately ¼ mile taking the next turning on the right. Continue and on reaching Hartpury the property can be located on the right hand side.



**GROUND FLOOR**  
529 sq.ft. (49.2 sq.m.) approx.



**1ST FLOOR**  
532 sq.ft. (49.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.**

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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