

OAKLANDS OFF SELLARS ROAD

HARDWICKE
GLOUCESTERSHIRE



Oaklands Off Sellars Road, Hardwicke, Gloucester, Gloucestershire, GL2

100

QUIETLY SITUATED IN A CUL-DE-SAC CONVENIENTLY CLOSE TO QUEDGELEY AND GLOUCESTER, THIS LARGE FIVE BEDROOM DETACHED FAMILY HOME IS FABULOUSLY PRESENTED WITH A LEVEL LANDSCAPED GARDEN

Storm Porch, Entrance Hall, Living Room, Dining Room/Study, Eat in Kitchen/Diner, Utility Room, Principle Bedroom Suite, Second Bedroom with en-suite Shower Room, 3 further Bedrooms, Family Bathroom, Detached Double Garage, private Off Street Parking, Level and Landscaped Garden

ASKING PRICE £750,000

DESCRIPTION

Newly built in 2017 and part of a development of only two properties, found just off Sellars Road, this large five bedroom detached house is offered in excellent condition throughout. Finished to a high specification with solid oak flooring, underfloor heating on the ground floor, bespoke solid oak staircase and a top of the range fully fitted kitchen.

The property is approached via a handsome storm porch which leads through the front door to a spacious entrance hall. To the left of the hallway is a bright and spacious double reception room with bi-fold doors leading to the garden. To the right hand side of the ground floor is a light eat-in kitchen/diner also with bi-fold doors out onto a patio BBQ area and separate utility. In between these two main entertaining rooms is a dining room, which could also be used as an office, and a downstairs guest WC. Upstairs, the principle bedrooms benefits from a walk-in wardrobe and luxurious en-suite shower room. The 2nd double bedroom also has its own en-suite shower room, with 3 further bedrooms and a family bathroom.

The garden is mainly laid to lawn and beautifully presented with three sitting areas including a pretty gazebo. There is also a useful vegetable garden. The front of the property looks over open fields, has numerous private off street parking spaces and a very large double garage with electric door. All in all a very flexible and spacious family home.

DIRECTIONS

The property is located by taking the A419 west from Stroud, crossing the M5 motorway and then turning north towards Gloucester on the A38. Immediately prior to the roundabout on the edge of Quedgeley, turn left for Hardwicke onto Pound Lane and then bear right into Church Lane. Proceed for approximately three quarters of a mile and turn left just after the red phone box. The house can then be found on your right.

LOCATION

Oaklands is located off a quiet country lane on the edge of the ancient village of Hardwicke, approximately 4 miles south of Gloucester. Hardwicke has a modern Village Hall which is the focus of many community

activities and a popular C of E primary school. Quedgeley is nearby, with good services including a Tesco supermarket and is close to Junction 12 of the M5 motorway, so ideal for commuting. Gloucester has excellent secondary schools, both state and private, while the city centre has seen massive investment with the Gloucester Quays shopping centre and its mainline railway station offering frequent train services into London Paddington. There are lovely walks around Oaklands including to Hardwicke's popular pub - The Pilot on the Gloucester-Sharpness canal and this location is also popular with dinghy sailors on the River Severn, from nearby Frampton-on-Severn Sailing Club. The perfect location for a rural life but with all the facilities of one of the country's most famous old cities within easy reach.

TENURE Freehold
EPC EER: Current 85 / Potential 90
SERVICES Mains electricity, gas and water, private drainage

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property**

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Approximate Area = 188.7 sq m / 2031 sq ft
Garage = 31.1 sq m / 335 sq ft
Total = 219.8 sq m / 2366 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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