



The Homestead Gloucester Road
, Hartpury, GL19 3BT

£535,000



As a four-bedroom detached period family home, this delightful property is situated in a highly sought-after area of Hartpury conveniently located on the A417.

The property benefits from four bedrooms, Utility, master with ensuite and three reception rooms. A spacious garden with a useful garage/workshop/store with pleasant views over the surrounding privately owned land***CHAIN FREE***

The Situation

Hartpury offers a range of amenities - a local primary school, nursery, village hall, the well known 'Royal Exchange' pub and neighbouring Hartpury University and Rugby Club, also a number of local cricket and football clubs. There are a vast number of public footpath walks throughout Hartpury and the surrounding area.

The development is just off the A417 that links Staunton and Maisemore and is 6 miles to Gloucester. From the City there are direct trains to London, Bristol, Cardiff, Cheltenham and Worcester.

Utility Room
14'5 x 9'7 (4.39m x 2.92m)

Garden Room
12'5 x 9'7 (3.78m x 2.92m)

Inner Hall

Bathroom





Kitchen/Breakfast Room
14'10 x 11'11 (4.52m x 3.63m)

Conservatory
11'5 x 10'6 (3.48m x 3.20m)

Lounge/Dining Room
26'0 x 9'7 (7.92m x 2.92m)

Bedroom 1
14'5 x 9'7 (4.39m x 2.92m)



Dressing Area/Bathroom

Bedroom 2
13'2 x 11'4 (4.01m x 3.45m)

Bedroom 3
12'0 x 11'10 (3.66m x 3.61m)

Bedroom 4
9'0 x 7'2 (2.74m x 2.18m)

Shower Room



OUTSIDE

Approached through the wooden five-bar gate, the driveway allows for plenty of parking and gives access to the garage currently used as a workshop/store, there is a gravelled area ideal for additional parking if required. The garden wraps around the property mainly being laid to lawn all enclosed by hedges.

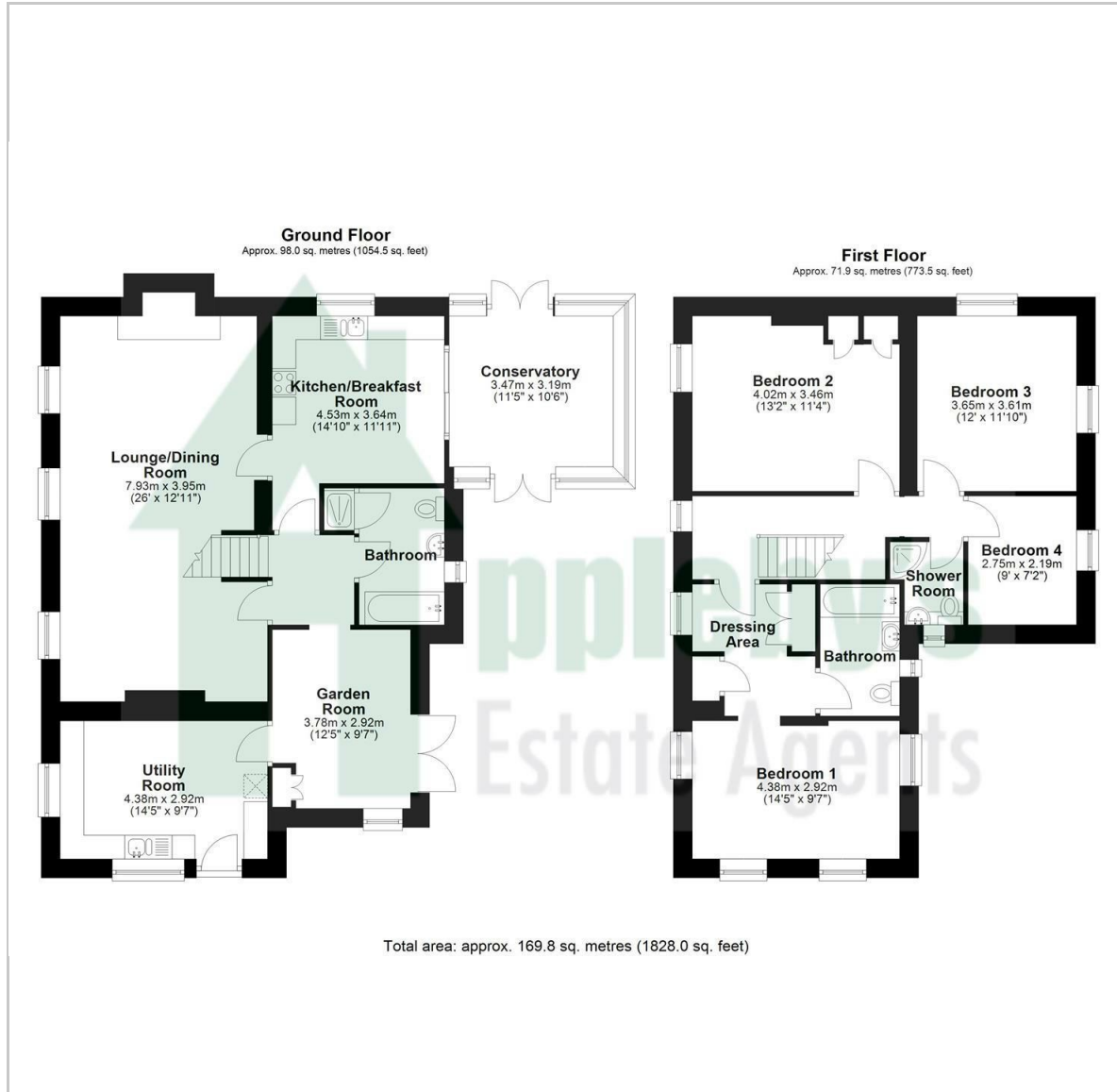
Services

mans drainage, oil
Forest Of Dean District council tax
band G

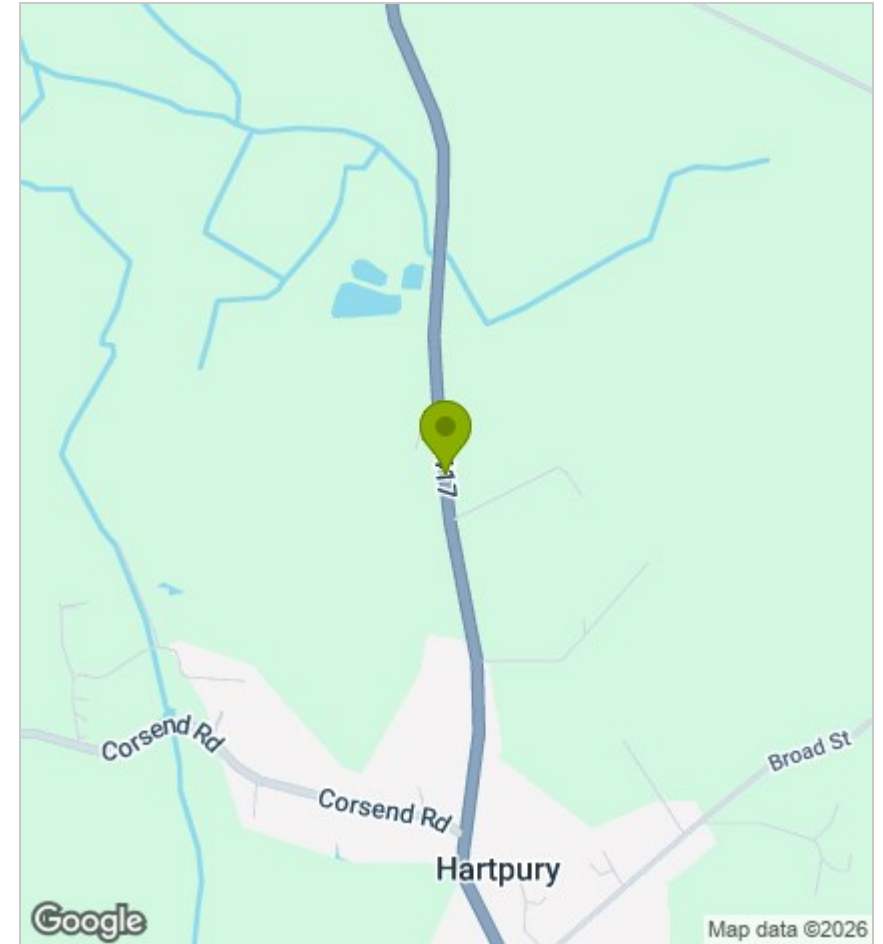
Tenure
Freehold



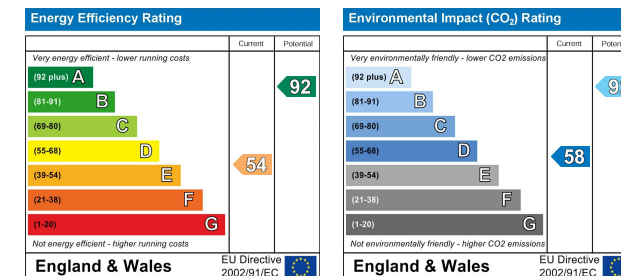
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.