







**The Homestead Gloucester Road**  
, Hartpury, GL19 3BT

**£525,000**

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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.

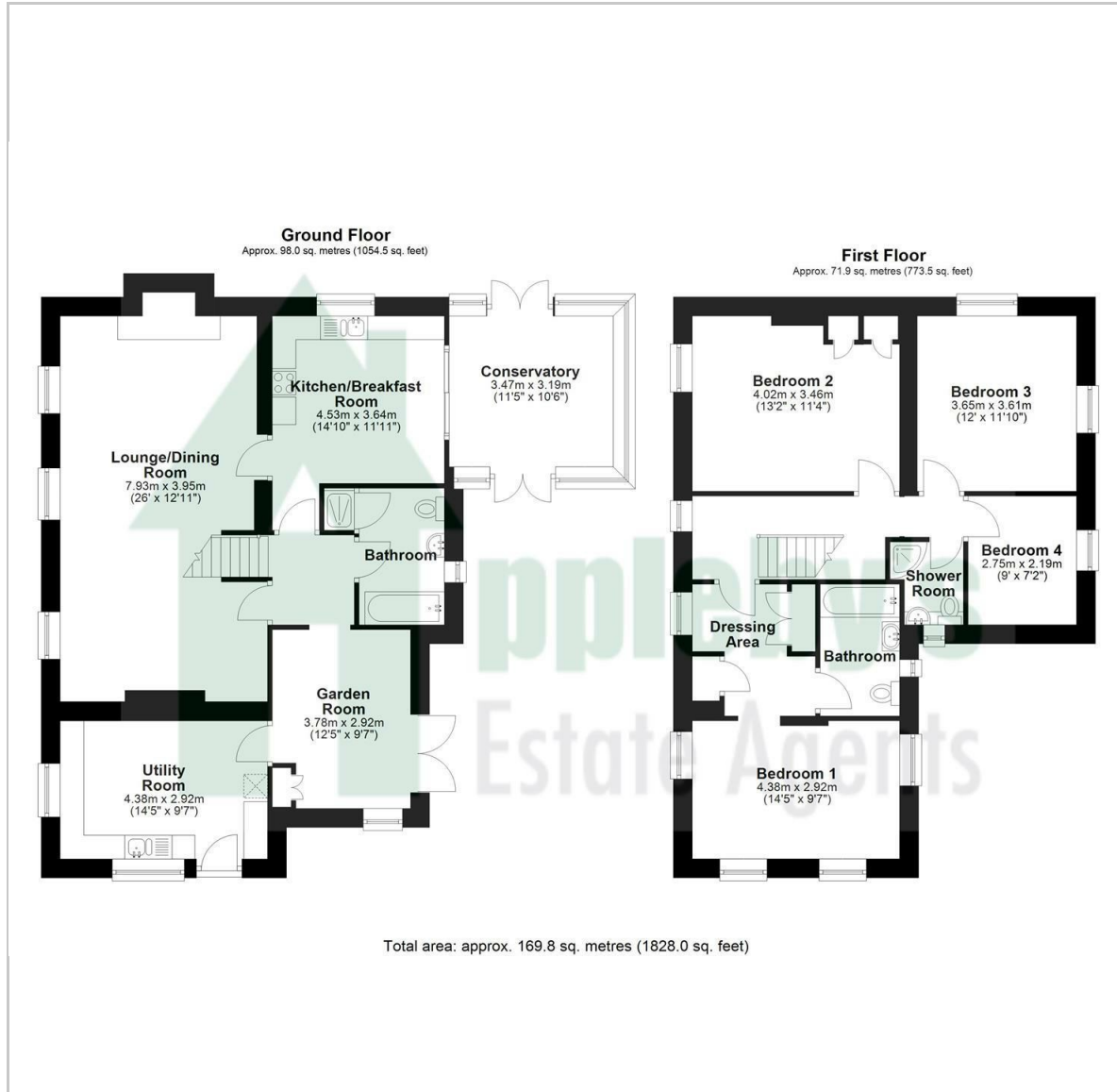
## **Services**

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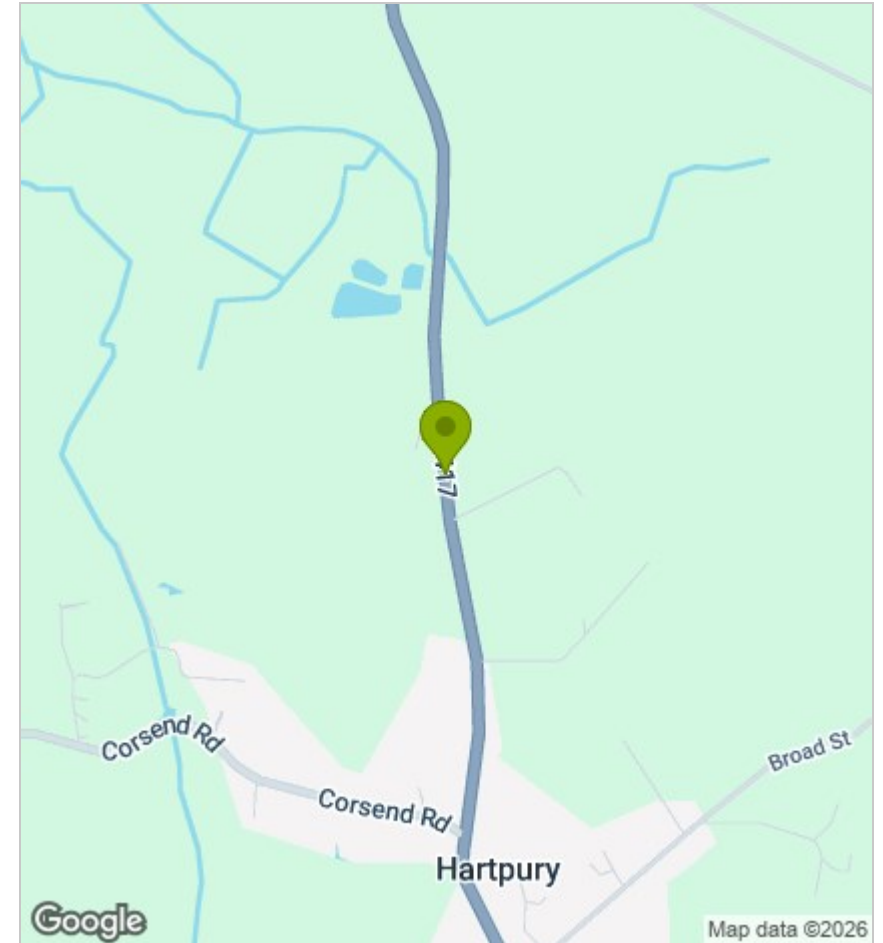
**Tenure**  
Freehold



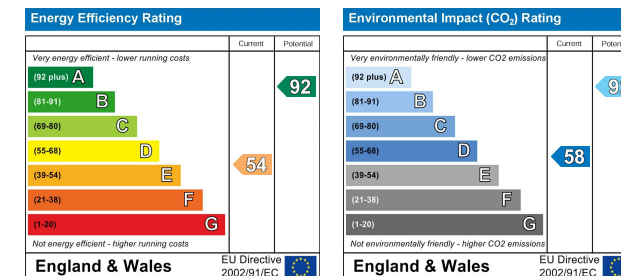
## Floor Plan



## 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.

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