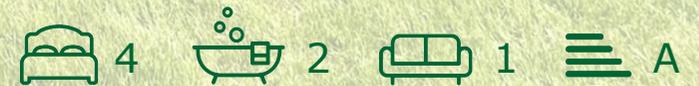




4 Chapel End Over Old Road
, Hartpury, GL19 3FH

Fixed asking price £550,000



PART EXCHANGE WELCOME

This brand new four-bedroom detached house is a splendid opportunity for modern family living, designed with both comfort and style in mind.

The heart of the home features a contemporary kitchen that seamlessly integrates with the living spaces, creating an inviting atmosphere. With four well-proportioned bedrooms with the main benefitting an ensuite.

Built to a high specification, this home is equipped with an air source heat pump solar panel and EV charging point promoting energy efficiency and sustainability.

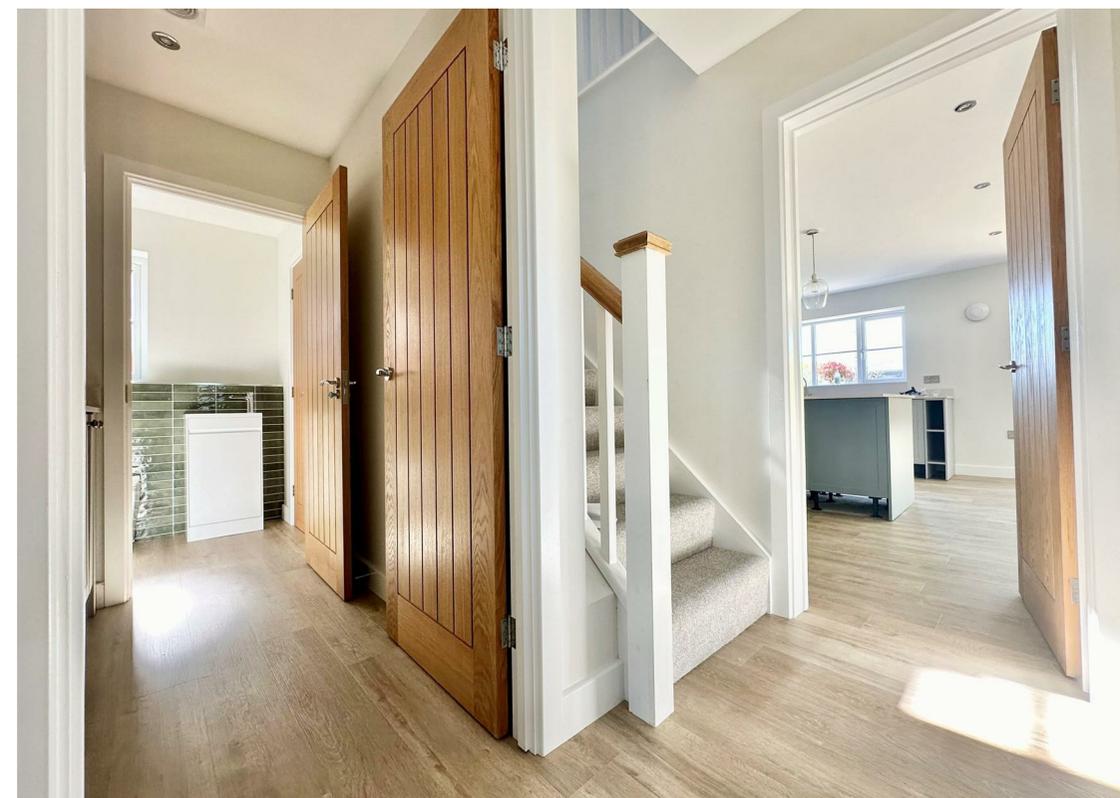
The Situation

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.

Entrance Hall

Living Room
17'0 x 11'2 (5.18m x 3.40m)





Kitchen/Dining/Family Room
27'4 x 16'4 (8.33m x 4.98m)

Utility Room

WC

Bedroom 1
12'4 x 12'0 (3.76m x 3.66m)

Ensuite

Bedroom 2
16'3 x 10'0 (4.95m x 3.05m)

Bedroom 3
13'2 x 6'10 (4.01m x 2.08m)

Bedroom 4
13'2 x 6'10 (4.01m x 2.08m)

Bathroom

Services

Mains shred drainage, Air Source and Solar Panels
Forest Of Dean District Council tax band TBC

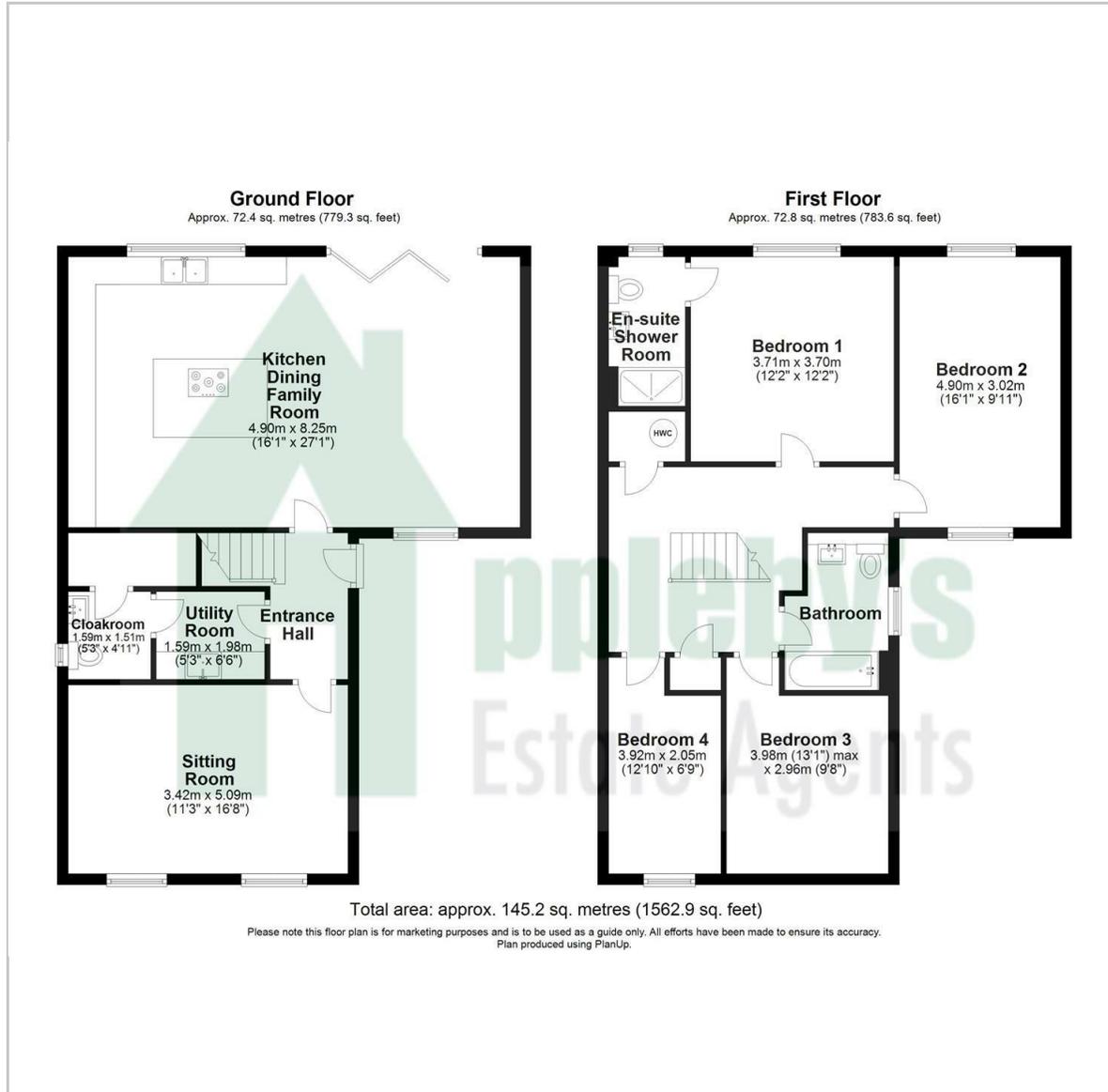
OUTSIDE

Situated on a Private Road ample OFF ROAD parking
The landscaped gardens are already mature having been laid to lawn and border edges with various tress and bushes already planted ! (Garden Storage will be built if required subject to negotiations)

Tenure
Freehold



Floor Plan

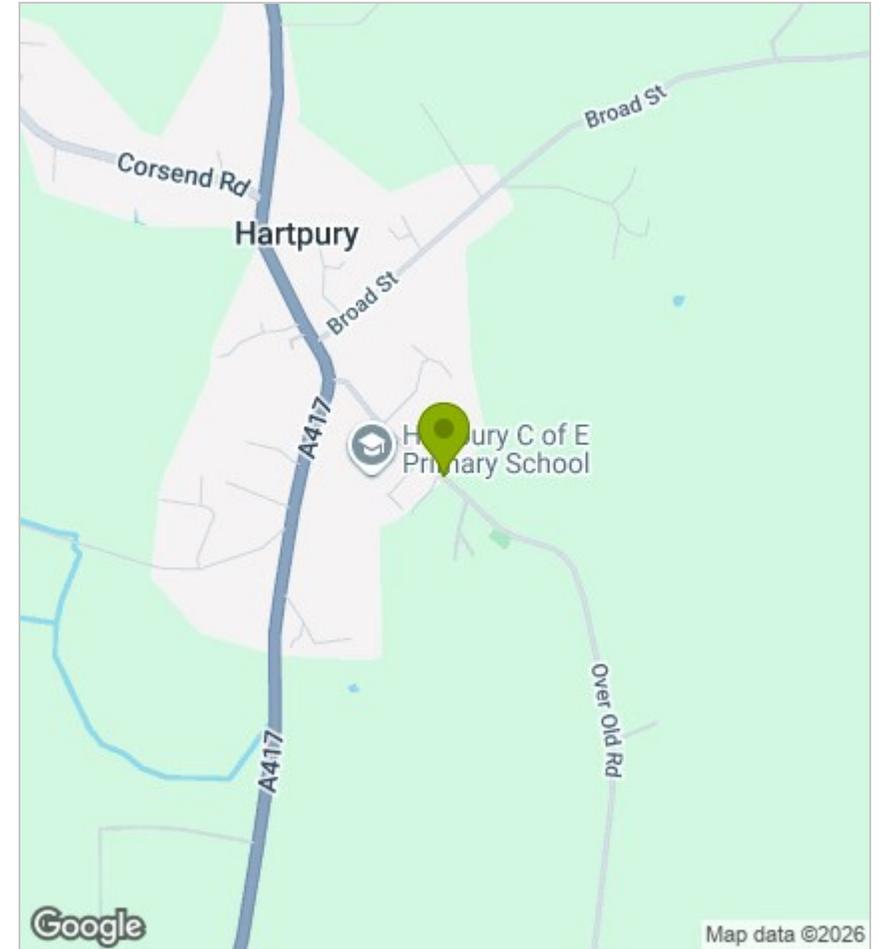


Viewing

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.

Area Map



Energy Efficiency Graph

