



## The Chase, Gloucester, GL4 0XD

Asking Price £850,000

A detached family home set in an elevated position with surrounding gardens measuring 0.648 acres (approx) and the property itself measuring just under 2000 sq ft

The Chase is a beautiful Cotswold Stone family home located in the picturesque village of Harescombe offering the most beautiful of views across open countryside and farmland. The property itself offers flexible and versatile living accommodation over two floors comprising of four spacious bedrooms.

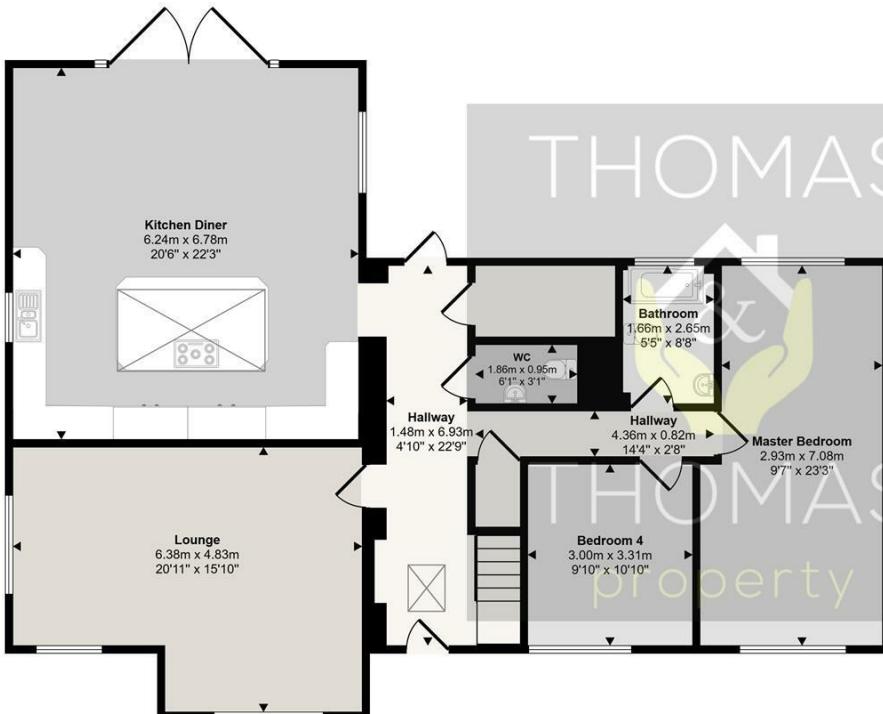
The property has recently undergone some improvements where it has been sympathetically extended the property to cater for its stunning open plan kitchen/dining room. The kitchen has been fitted to a high specification boasting integrated appliances, a centre island and benefits bi-folding doors which open across its patio area.. The ground floor accommodation continues to offer, an L-shaped lounge, a separate utility room, two storage cupboards, refitted bathroom, master bedroom and bedroom two. Underfloor heating has been installed throughout the kitchen, hallway, utility room and bathroom. Upstairs you will find two further double bedrooms and a shower room.

The main focal point to this property is its location, Its views over open farmland are visible from every aspect and must can only be truly appreciated in person. Whilst benefiting from village life, the benefit of good commuting links are not to far away with the M5 Motorway only a 10-15 minute drive away.

The surrounding gardens enjoy an array of established trees, a westerly facing patio and plentiful lawn areas. In addition to this,

- Picturesque Views
- Village Location
- No Chain
- Beautifully Presented
- Surrounding Gardens
- Elevated Position

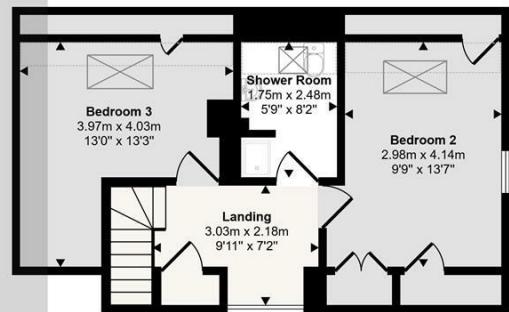
Approx Gross Internal Area  
184 sq m / 1976 sq ft



Ground Floor  
Approx 138 sq m / 1488 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 45 sq m / 488 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.