



Hartpury



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1 Orchard Villas, Danford Lane, Hartpury, Gloucester, GL19 3BQ

£765,000 Freehold

A brand new 4 bedroom, detached, family house forming part of this small select development due for completion spring 2025.

Reception hall • living room • family room/home office • kitchen/dining room • utility room • cloakroom • 4 double bedrooms • 3 bath/shower rooms • garage & driveway • landscaped garden • underfloor heating (ground floor) • double glazing • air source heat pump • EV charger point • new build warranty

Description

Orchard Villas is a small select development due for completion spring/summer 2025. These exclusive properties are being built by a reputable local developer with 10 year New Home Build Warranties. The spacious family accommodation includes a generous reception hall, magnificent kitchen/dining room with a range of quality integrated appliances and fully retractable bi-folding doors opening out to the rear, a separate utility room, living room, family room/home office, and a downstairs cloakroom. Upstairs, there are 4 double bedrooms and 3 bath/shower rooms, the master bedroom also having a large walk-in wardrobe. Externally, there are landscaped front and rear gardens, a driveway, and a single garage. The property further benefits from an air source heat pump supplying underfloor heating (on the ground floor), double glazing, and an electric vehicle charger point.

Please note: A reservation fee is required to secure this property.



Situation

Hartpury is a traditional village set in the heart of the Severn Vale, a short drive from the spa town of Cheltenham, and the Cathedral City of Gloucester. Located in the very middle of the village, the property sits at the front of a private development of 4 exclusive homes. The village has its own church, a village hall, vets, two public houses, and a highly regarded primary school. Hartpury College is less than 2 miles away.

Further Information:

Local Authority Forest of Dean.

Tax Band TBC.

Electricity Mains. **Water** Mains. **Sewerage** Mains.

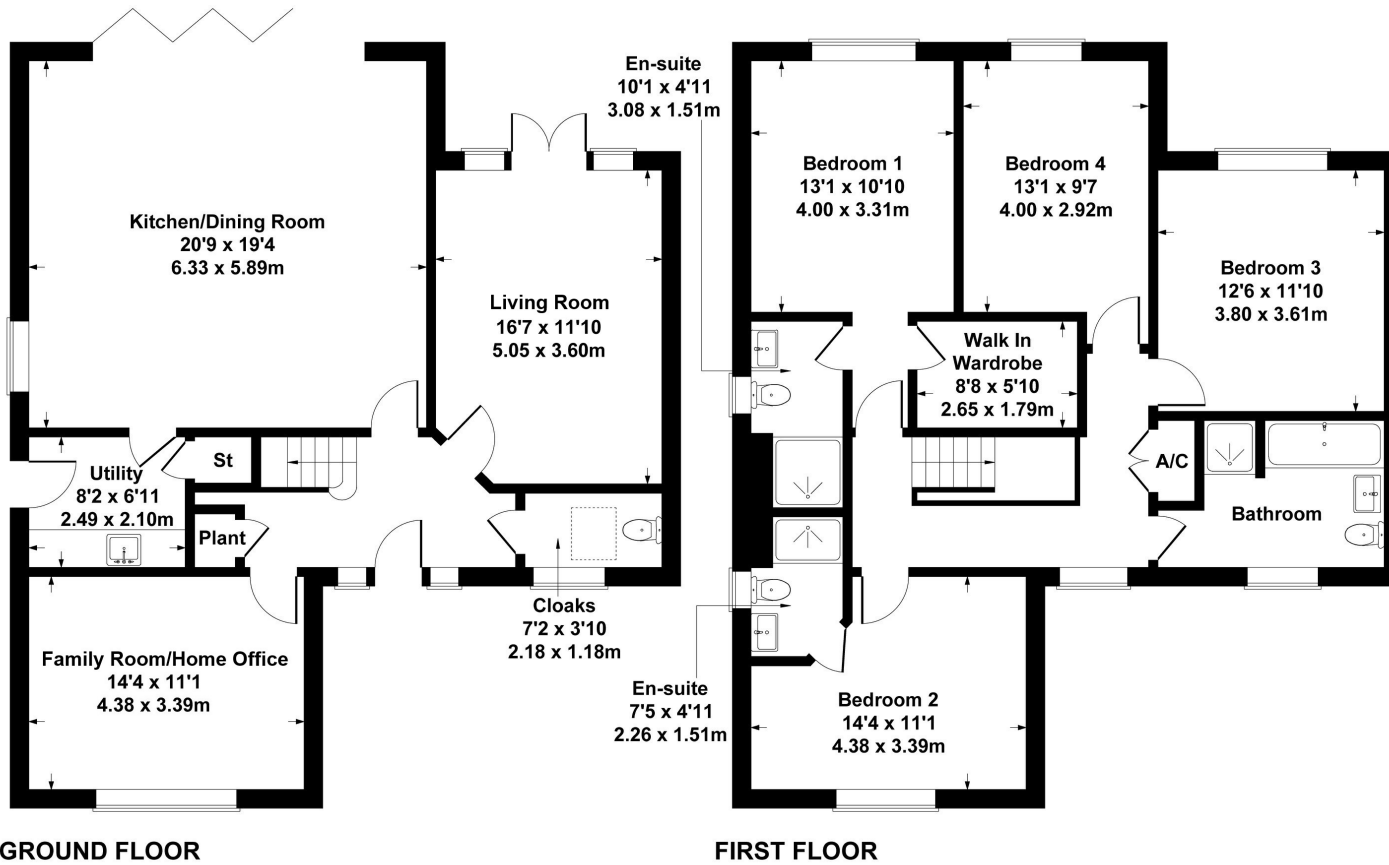
Heating Air Source Heat Pump.

Purchasers should carry out their own investigations regarding the suitability of these services.

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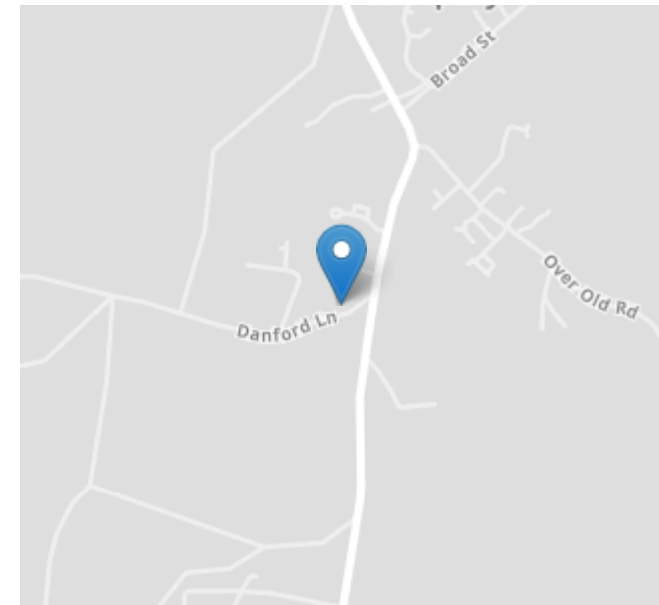
Orchard Villas, Danford Lane, Hartpury

Approximate Gross Internal Area
2045 sq ft - 190 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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