



Harescombe



# Harescombe

Gloucester, GL4 0XD

Guide Price £895,000 Freehold

**A substantial, detached, family home, set in approx 0.5 acres of beautifully manicured gardens with stunning countryside views.**

Reception hall • living room • dining room • kitchen/breakfast room • home office • utility room • cloakroom • large detached garage • studio with ensuite • 4 bedrooms • dressing room/child's bedroom • 2 bath/shower rooms • LPG central heating

## Description

Built in the 1950s, Greensleeves occupies a principally level position with the most magnificent views of the glorious surrounding countryside. The beautifully presented accommodation includes a welcoming reception hall with feature wood burner, an impressive living room also with centre piece wood burner, dining room, kitchen/breakfast room, separate utility room, home office, and a downstairs cloakroom. Upstairs, there are 4 bedrooms (3 doubles), and an interconnecting room which could be used as a dressing room or child's bedroom. There are 2 bath/shower rooms (including an ensuite to the master bedroom) and the main bathroom which has recently been upgraded. Outside, the gardens extend to approx. 0.5 acres offering various seating and lawned sections to enjoy the panoramic outlook. There are 2 gravelled driveways providing ample parking, and a large detached triple car garage. Above the garage, there is a studio/games room with an ensuite shower room offering excellent potential as an annexe/place of work (with the relevant consents).





### Situation

Harescombe is a picturesque, rural village with a church and village Hall, conveniently situated within easy reach of the M5. Nearby villages of Brookthorpe and Haresfield offer public houses, village halls, churches and a C of E Primary School which can be found in Haresfield. Excellent private and state secondary schools are also available in nearby Gloucester, Cheltenham and Stroud. The M5 approx. 2.5 miles away provides easy access to Bristol, Bath and Cheltenham. Stonehouse is the nearest train station approx. 6 miles away.

### Further information:

**Local Authority:** Stroud District Council.

**Tax Band** F.

**Electricity** Mains. **Water** Mains. **Sewerage** Septic tank.

**Heating** LPG central heating.

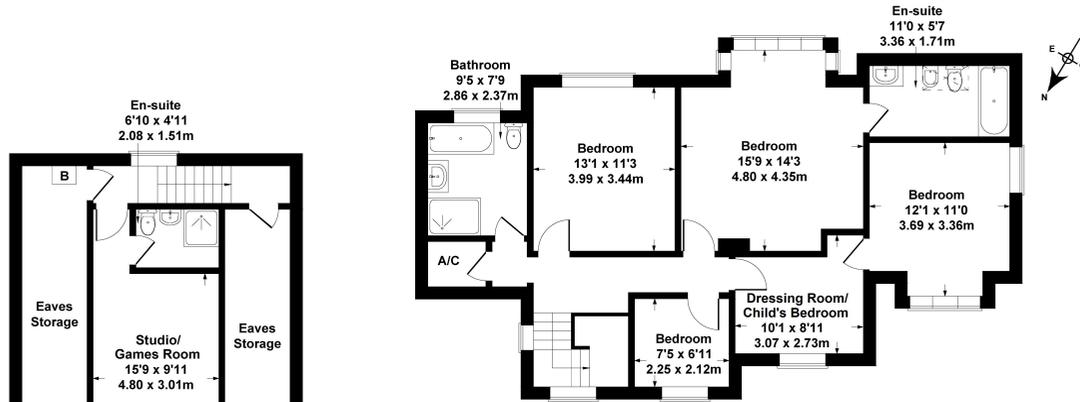
**Broadband** Connected to the property.

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

PLEASE NOTE - THERE IS A PUBLIC FOOTPATH THAT RUNS ALONGSIDE THE WESTERN BOUNDARY WALL.

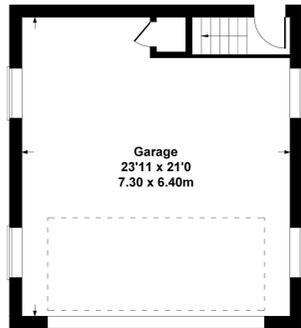
# Greensleeves

Approximate Gross Internal Area  
 Main House = 1927 sq ft - 179 sq m  
 Garage = 743 sq ft - 69 sq m  
 Total = 2670 sq ft - 248 sq m

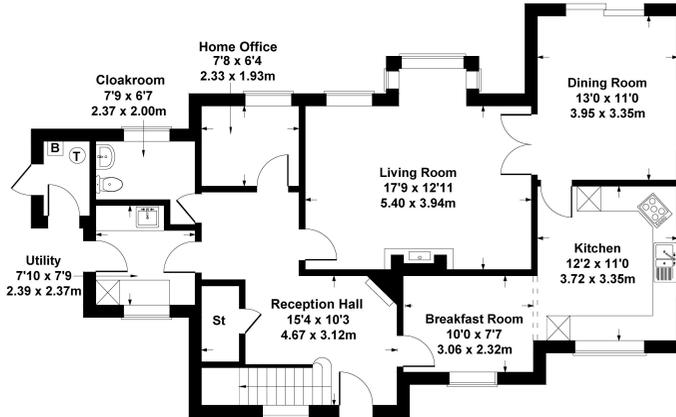


FIRST FLOOR

GARAGE FIRST FLOOR

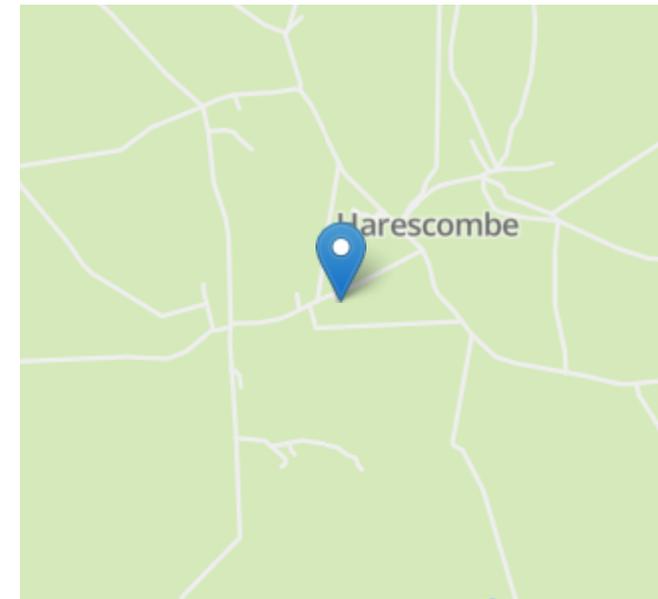


GARAGE GROUND FLOOR  
 (GARAGE LOCATION/ORIENTATION NOT ACCURATE)



GROUND FLOOR

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. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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