



Hartpury

The logo for Nick Griffith Estate Agents. It features a green house icon with a white 'G' inside, followed by the text 'Nick GRIFFITH' in a bold, sans-serif font, and 'ESTATE AGENTS' in a smaller, all-caps font below it.

Nick  
**GRIFFITH**  
ESTATE AGENTS

# Hartpury

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.



### **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.

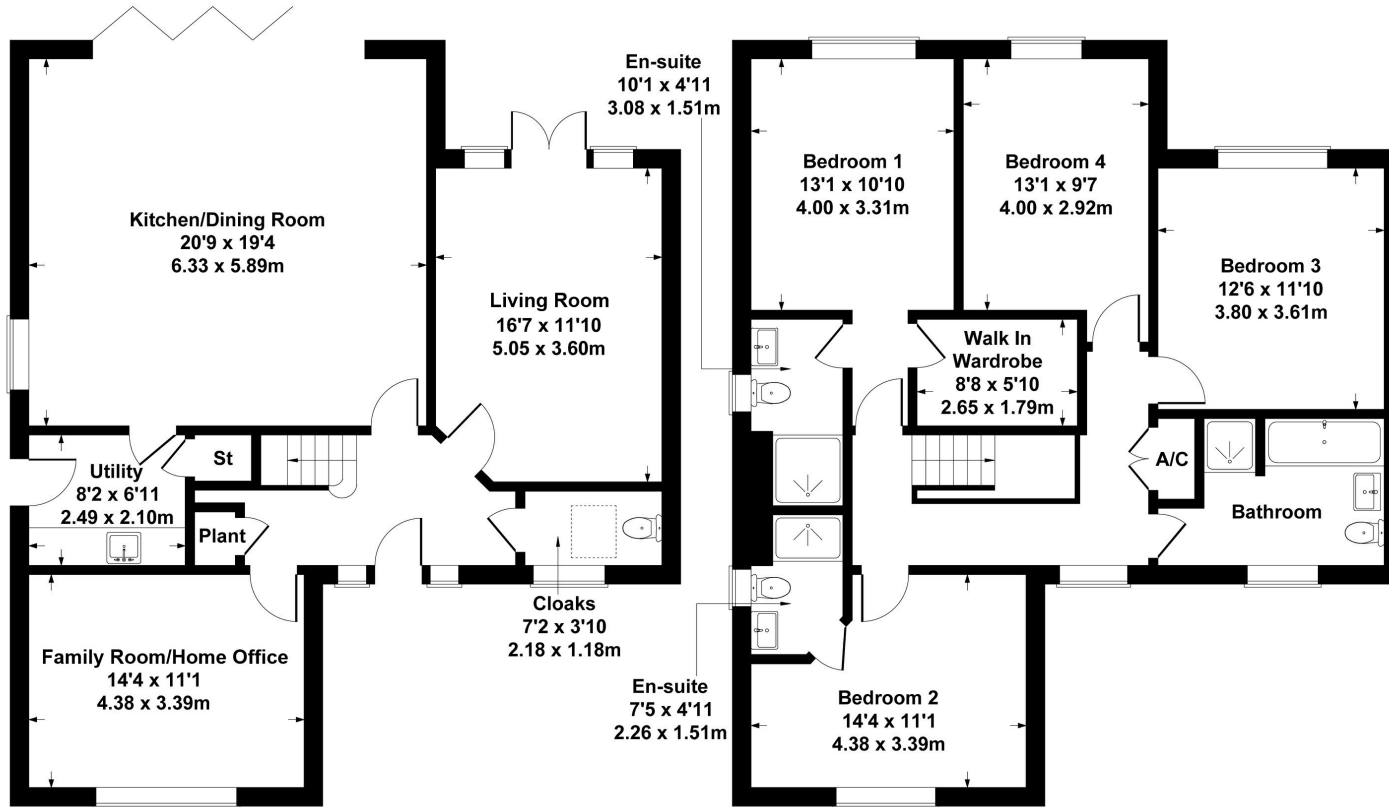
**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Air Source Heat Pump.

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

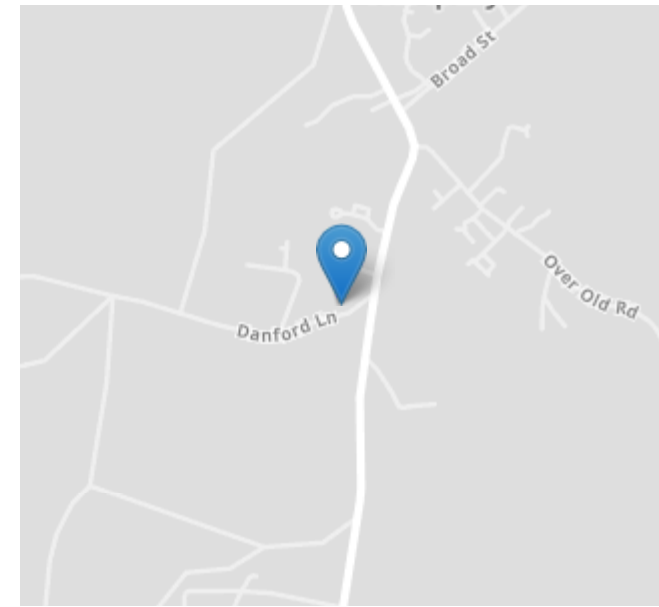
# Orchard Villas, Danford Lane, Hartpury

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+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(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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