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Hartpury

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ESTATE AGENTS



# Hartpury

3 Orchard Villas, Danford Lane, Hartpury, Gloucester, GL19 3FP

£795,000 Freehold

A brand new 5 bedroom, detached, family house forming part of this small select development.

Reception Hall • living room • family room • home office • kitchen/dining room • utility room • cloakroom • 5 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

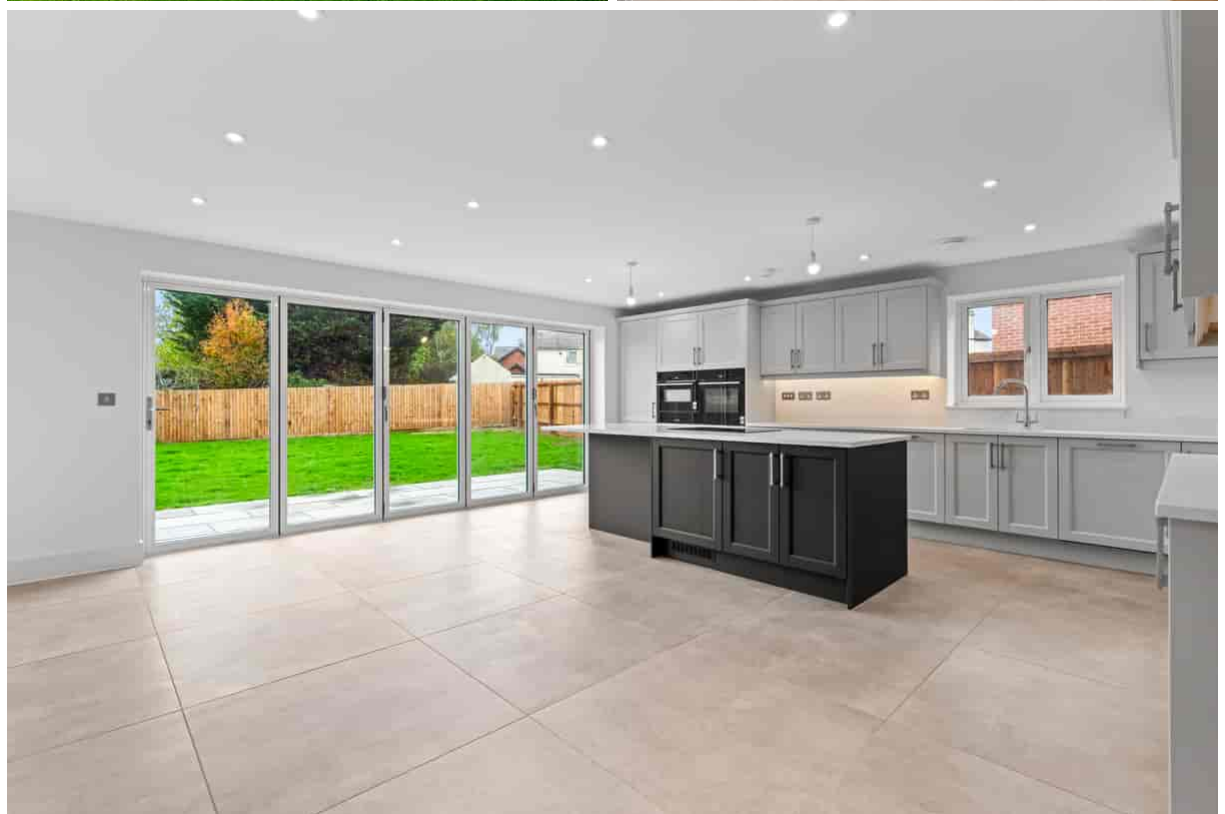
Just completed, Orchard Villas is a small select development of 4 detached family houses. These exclusive properties have been built by a reputable local developer with 10 year New Home Build Warranties. The spacious family accommodation includes a generous reception hall, magnificent kitchen/dining 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 5 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.

## 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.

## Please Note:

- A reservation fee is required to secure this property.
- Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.



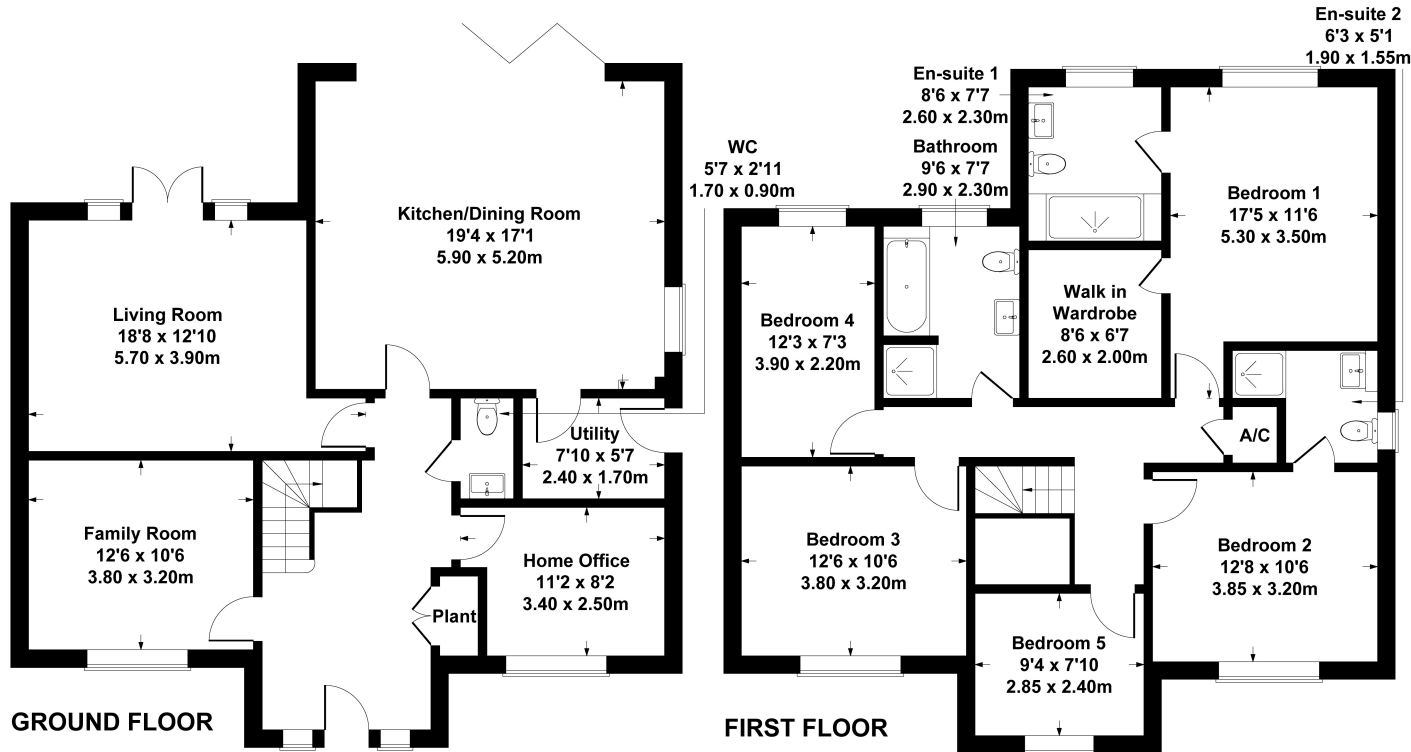


### Situation

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.



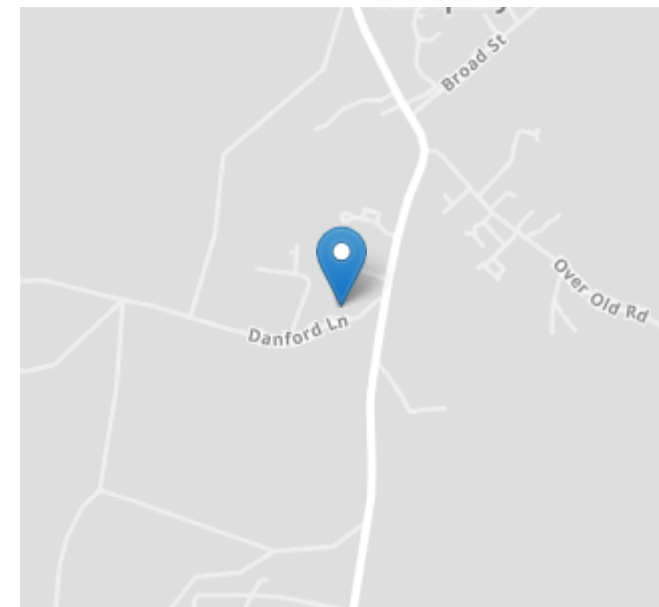
## 3 Orchard Villas



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. 2025



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>	82	82
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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