



Hartpury



Nick

**GRIFFITH**

ESTATE AGENTS



# Hartpury

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

£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

Orchard Villas is a small select development due for completion Autumn 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 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.





### 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.

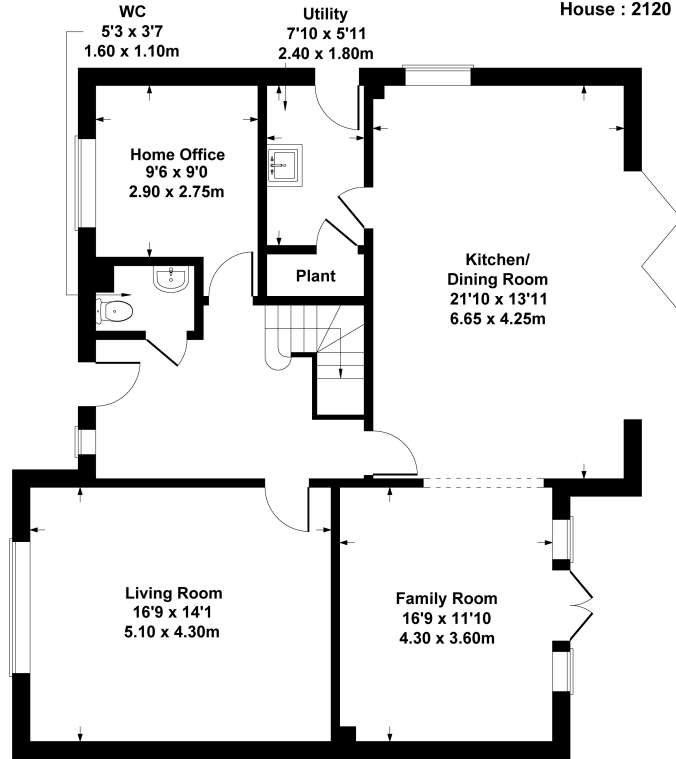
Purchasers should carry out their own investigations regarding the suitability of these services.

### Please note

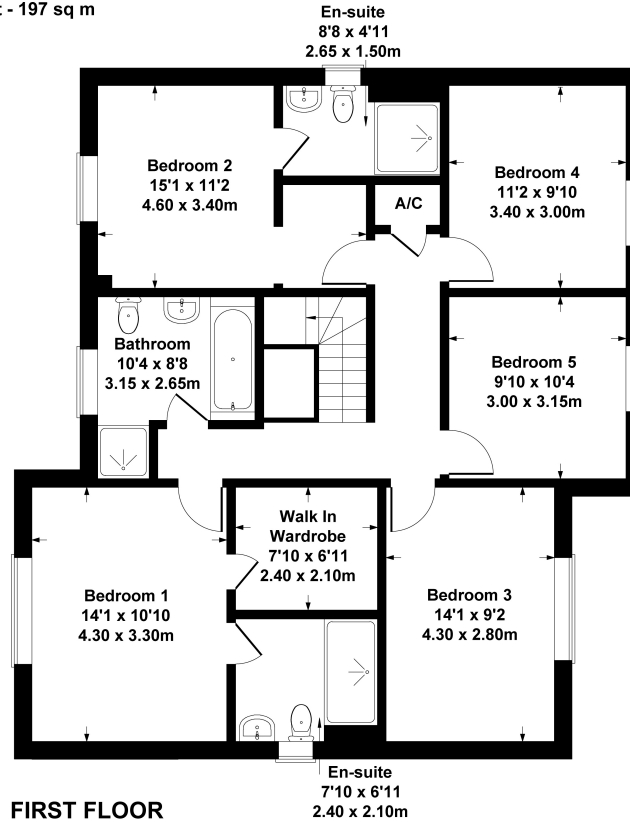
- A reservation fee is required to secure this property.
- Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.

## 2 Orchard Villas

Approximate Gross Internal Area  
House : 2120 sq ft - 197 sq m



GROUND FLOOR

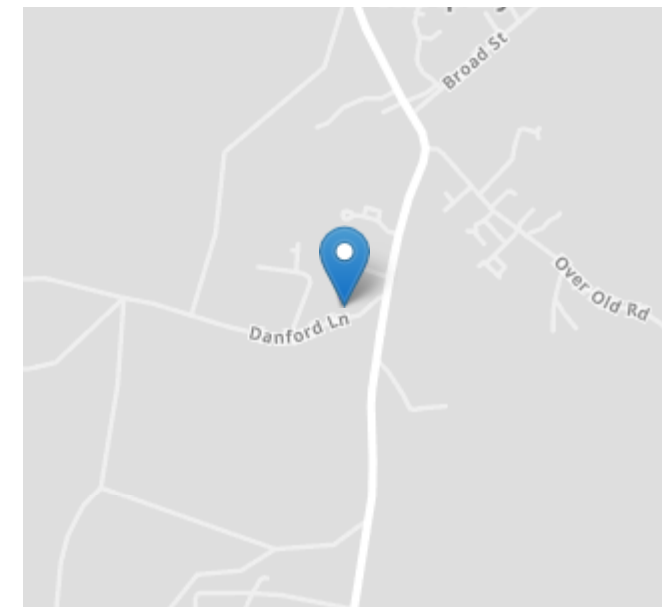


FIRST FLOOR

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. 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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