



Harescombe



Harescombe

Gloucester, GL4 0XD

£950,000 Freehold

A substantial 6 bedroom, detached, family house, situated in this rural position with glorious far reaching views.

NO ONWARD CHAIN • APPROX. 0.4 OF AN ACRE • reception hall • living room • family room • snug • home office • kitchen • dining room • utility room • gym • 6 bedrooms • 6 bath/shower rooms • landscaped gardens • oil central heating

Description

An individual family house, extending to approx. 3200 square feet, set in lovely landscaped gardens. The generous and versatile accommodation includes a reception hall, downstairs cloakroom, triple aspect living room with feature wood burner, family room, snug with feature fireplace, home office, kitchen, utility/boot room, dining room with an impressive outlook, and a home gym. Upstairs, there are 6 bedrooms and 6 bath/shower rooms including 5 ensembles. Outside, there is a gravelled driveway providing parking and turning for several vehicles, and mature gardens measuring approx. 0.4 acres. The property further benefits from oil fired central heating, double glazing, and enjoys the most glorious views of the surrounding countryside.

Further Information:

Local Authority Stroud District Council. **Tax Band** G. **Electricity** Mains. **Water** Mains. **Sewerage** Septic Tank. **Heating** Oil Fired Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

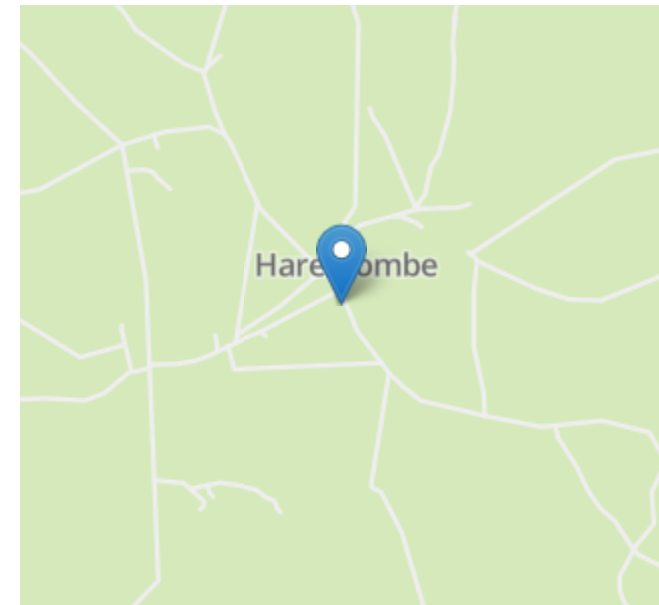
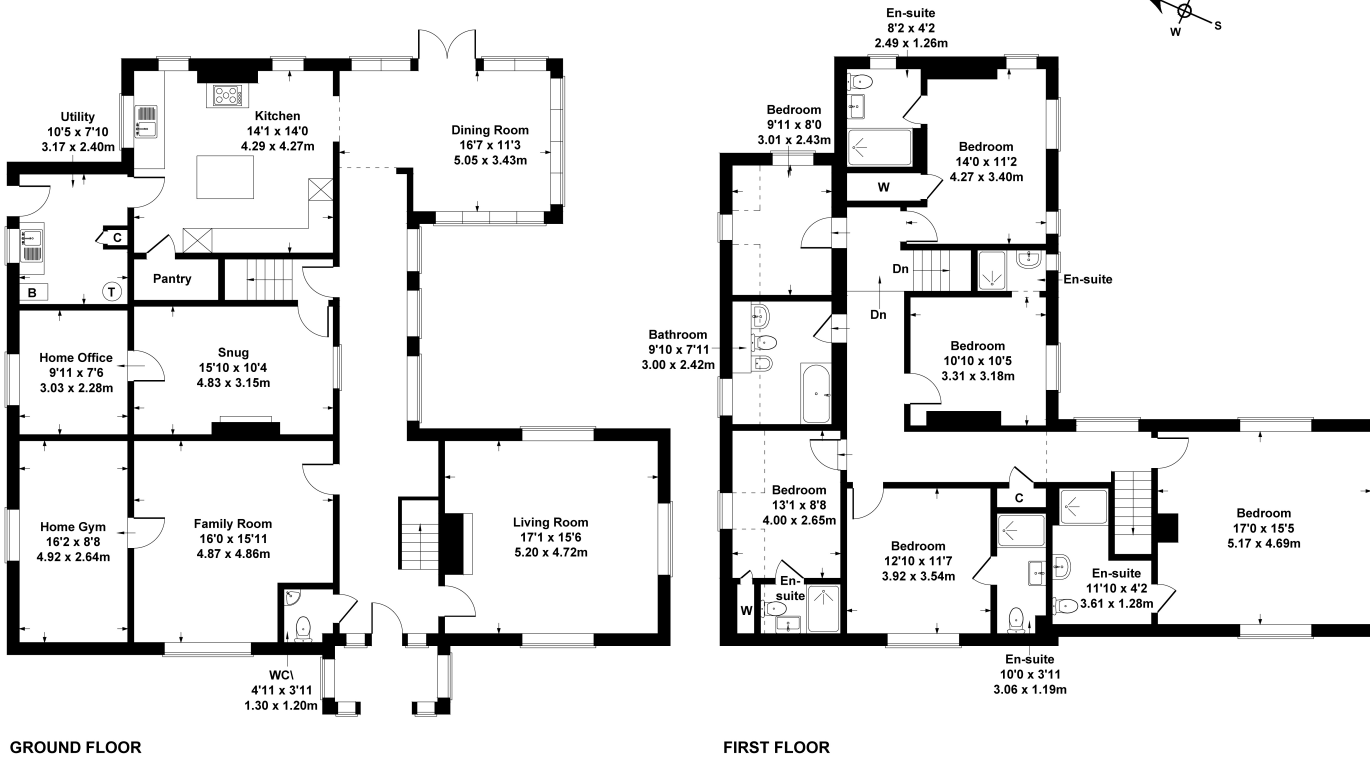




Situation

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.

Yew Tree Cottage
Approximate Gross Internal Area
3240 sq ft - 301 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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