



1 Alberts Field, Hartpury, Gloucester, GL19 3DN

£2,250 Per month

TO LET





- Five Bedrooms
- Three Bathrooms
- Double Garage & Parking
- Village Location
- Council Tax Band - G
- Unfurnished
- Detached
- Paved West Facing Garden
- Oil Fired Heating & Wood Burner
- EPC Rating - C



Total floor area 232.4 sq.m. (2,502 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## THE PROPERTY

A substantial, five bedroom detached house located in the village of Hartpury with good access for Tewkesbury, Ledbury, Gloucester and Cheltenham.

This modern property is arranged over two floors and is offered on an unfurnished basis with the accommodation being set around a welcoming reception hall, the accommodation then further comprises of a cloakroom, formal sitting room with wood burning stove and bi-folding doors to the garden, formal dining room, study, spacious kitchen / breakfast room with island breakfast bar, integrated appliances and bi-folding doors to the garden and a fully equipped utility room. Upstairs there are five bedrooms, of which the master bedroom has a dressing room and en suite shower room, guest room with en suite shower room plus three additional bedrooms and a family bathroom with shower and separate bath. The property is warmed by oil fired central heating.

To the rear there is a large west facing terrace which enjoys afternoon and evening sunshine. The garden itself is of a modest size, is level and completely enclosed. Electric gates at the side of the property lead from the road round to allocated parking for two / three cars and a double garage.

## SITUATION

## Directions