

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

OFFERS IN EXCESS OF :
PRICE : £560,000

REF : LG23457/JF

**17 FOLEY RISE
HARTPURY
GLOUCESTER
GL19 3DW**



A LARGE DETACHED FAMILY HOUSE
BUILT IN THE EARLY 1990'S ON A SMALL POPULAR
DEVELOPMENT WITH WONDERFUL WESTERLY VIEWS
OVER OPEN ROLLING COUNTRYSIDE

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longleaves:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longleaves@
farr-farr.co.uk

Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

17 FOLEY RISE, HARTPURY, GLOUCESTER, GL19 3DW

Foley Rise is a small development of 21 individual houses, built in 1991 by Bovis Homes. Number 17 is the largest model and benefits from 5 double bedrooms, 3 bathrooms and 3/4 reception rooms, as well as a well fitted kitchen. To the exterior there is ample parking, a detached double garage, private level gardens and wonderful views.

Hartpury is a popular village approximately a 10 min drive to the north of Gloucester, an excellent local school, good pub and access to Cheltenham and the M5 is only a very short drive.

5 DOUBLE BEDROOMS; MASTER & BEDROOM TWO WITH EN-SUITES; FAMILY BATHROOM; GOOD SIZED DOUBLE ASPECT SITTING ROOM; DINING ROOM; STUDY; WELL FITTED KITCHEN; BREAKFAST ROOM; UTILITY ROOM; CLOAKROOM; GAS CENTRAL HEATING; DOUBLE GLAZING; DETACHED DOUBLE GARAGE; LOVELY PRIVATE GARDENS WITH SOUTH AND WESTERLY ASPECT ENJOYING BEAUTIFUL VIEWS

ENTRANCE PORCH :

Carriage light. Hardwood door to :

ENTRANCE HALL (of a good-size) :

High-quality flooring. Turning staircase to landing. Radiator. Wall thermostat.

CLOAKROOM :

Low-level WC. Corner wash hand basin with cupboards below. High-quality flooring. Half tiled walls. Heated towel rail.

SITTING ROOM : 16'10 x 13'4.

Beamed ceiling. Lovely modern inglenook fireplace in brick with wood burning stove with hidden lighting. 3 wall light points. TV point. Double radiator. Window overlooking and sliding patio doors to terrace enjoying views to the west and south.



DINING ROOM : 12'2 x 9'1.

Bay to the side. Beamed ceilings. High-quality flooring. 3 wall light points. Double glazed double doors with matching side slips to :



STUDY : 10'8 x 13'3.

Beamed ceilings. Inset ceiling spotlights. Double radiator. TV and cable points.

KITCHEN : 19' x 14'.

Very comprehensively fitted with one and a half bowl inset stainless steel single drainer sink unit with mixer taps. Cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Space for large cooking range with Rangemaster hood. Pan drawers. Built-in dishwasher. Under unit lighting. Inset ceiling spotlighting. Stainless steel heated towel rail / radiator. Arch to breakfast room and door to :



UTILITY ROOM : 9' x 6'.

Inset single drainer stainless steel sink unit with mixer taps and cupboards below. Wine rack. Worktops. Part tiled walls. Tiled floor. Wall cupboards. Gas fired central heating boiler. Plumbing for washing machine. Stainless steel heated towel rail. Hardwood half glazed door to garden.

BREAKFAST / SITTING ROOM : 10' x 10'2.

High-quality flooring. Radiator . Cable points. Aluminium double glazed sliding patio doors with lovely views to the west.



FIRST FLOOR LANDING :

Radiator. Access to loft. Inset ceiling spotlights. Airing cupboard with large lagged cylinder and shelving.

BEDROOM 1 : 16'6 x 13'.

Double aspect. Radiator. Triple wardrobe cupboards with mirrored sliding doors. Telephone point. 2 radiators.



EN-SUITE SHOWER ROOM (of a good size).

Fully tiled walls. Shower cubicle with Mira controls and glazed folding door. Vanity unit with wash hand basin and cupboards below and above with worktop. Low-level WC. Heated towel rail / radiator. Spotlights.

BEDROOM 2 : 14' x 9'7.

Radiator. Double wardrobe cupboard with sliding doors (one mirrored). Lovely views to the west over open countryside and rolling hills.



BEDROOM 3 : 12' x 9'6.

Small bay window to the side. Radiator. Two double wardrobe cupboards with central dressing table unit and back mirror.



BEDROOM 4: 10' x 9'.

Radiator.

BEDROOM 5 : 10' x 9'1.

Double radiator.

EN-SUITE SHOWER ROOM :

Fully tiled walls. Double shower cubicle with stainless steel Mira controls and glazed sliding door. Low-level WC. Pedestal wash hand basin. Extractor fan. Shaver point. Radiator.



FAMILY BATHROOM :

Fully tiled walls with large bell ended bath with stainless steel mixer taps and multi head attachment with curved screen. Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern. Tiled floor. Inset ceiling spotlights.



EXTERIOR :

FRONT GARDENS :

Macadam driveway with parking for up to 4 cars. Area of brick pavia path and further parking. Lawns, shrub beds and mature trees. Security light. Gated side access to :

REAR GARDENS :

South and West backing, of a good size and laid to large area of paved terrace with lawns to either side and low walling allowing views to the south and west. Mature trees and bushes. Flower and shrub beds. Outside power and security lighting. Gated side access.





DOUBLE GARAGE :

Detached. Double up and over doors. Power and light. Eaves storage. Personnel door.

EPC RATING : D-61

NOTE :

All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.



17 Peaky Place, Halesworth, Suffolk, OL10 2DF

Created by www.parrandpartnership.com
 For more information or to view this property, please contact us.
 This is a summary of the property details. For full details, please contact us.
 All measurements are approximate. For more information, please contact us.
 All rights reserved. © 2017 Parr and Partners.