

PerryBishop

PROPERTY MADE PERSONAL



Broad Street, Hartpury, Gloucestershire, GL19 3BN

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Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- Finalist of Building Awards for the Best Eco-Home in 2023
- Garden room as home office
- Large double garage
- Landscaped gardens
- Five large bedrooms
- 10KWH Solar Battery
- No onward chain
- EPC: A*

About the property

Perry Bishop are excited to be selling this fabulous A* rated ultra-efficient Eco Home. Finalist for the best Eco Home in 2023 the developer has meticulously designed a beautiful and spacious property that offers modern design and low cost living.

Monument House is located in the centre of the popular village of Hartpury with excellent connections to the M5 and M50.

On entering the house you are immediately impressed with the size of the rooms and the brightness of the property. The centrally located hall with plentiful storage hosts access to a cosy sitting room with double doors to the side garden, downstairs wc, and entrance to the wonderful open plan kitchen/dining/sitting room with a considerably sized breakfast bar, making the area a superb place to entertain or gather as a family. This

fantastic room has dual-aspect double doors leading to the beautifully landscaped, south-facing garden. Off this room is a further spacious family room enjoying views of the garden.

Also found on the ground floor is a handy utility which leads to the huge double garage with electric up-and-over door, electric car charging point and back door to the garden.

From the hall an impressive staircase takes you to grand vaulted landing which generously serves 5 bedrooms. The principal suite also with a vaulted ceiling entertains 2 walk-in wardrobes, en-suite bathroom and is incredibly spacious. 4 further large double bedrooms one with en-suite and a family bathroom complete the upstairs living.

Externally to the front you have a large block paved driveway for multiple vehicles, to the back is a large garden that wraps around the property. A beautiful porcelain paved patio enjoys the sunshine from nearly every direction, the garden is laid to lawn with landscaped planting, a useful shed, utility area, and large garden room which has plumbing and electricity- ideal for working from home.

This unique home is truly about energy efficiency, with a 10KWH solar battery, Mitsubishi air source heat pump, 30 solar PV panels inset into the south-west facing roof, the house produces more electricity than the property requires.

Amenities

Hartpury is a historic village in the northern part of the Forest of Dean. Today the village is best known for Hartpury University and College which sit alongside one



another on the same campus specialising in agriculture, animal, equine, sport and veterinary nursing sectors.

The village is about 5 miles (8km) north of the City of Gloucester. Gloucester is the cathedral city of the Cotswolds and is renowned for its rugby heritage along with Gloucester Docks which has undergone a complete redevelopment in the last couple of years and is now home to a large shopping centre and a wide range of bars and restaurants.

Directions

What3Words: ///pets.admire.broached

Services & Tenure

The tenure is Freehold.

Local Authority

Forest of Dean District Council

Our reference

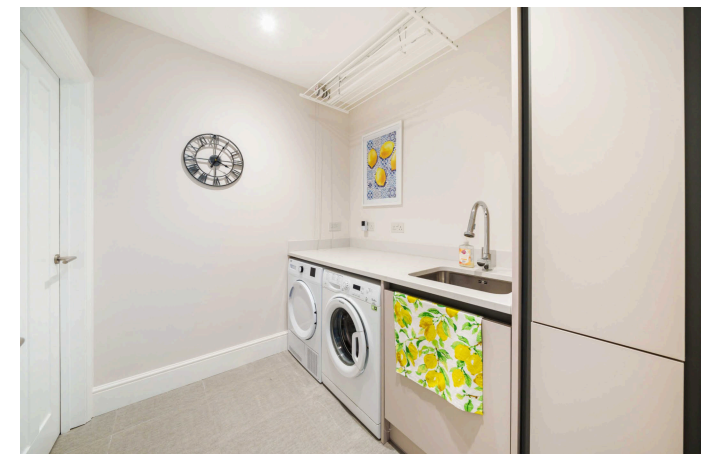
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We'd love to hear from you

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Monument House, Broad Street, Hartpury, Gloucester, GL19

Approximate Area = 2666 sq ft / 247.6 sq m

Garage = 385 sq ft / 35.7 sq m

Outbuilding = 142 sq ft / 13.1 sq m

Total = 3193 sq ft / 296.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1050867





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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