

PerryBishop

PROPERTY MADE PERSONAL



Ellis Farm, Sticky Lane, Hardwicke, Gloucester, Gloucestershire, GL2 4RD

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Sticky Lane, Hardwicke, Gloucester, Gloucestershire, GL2 4RD

Key Features



5

Bedrooms



3

Bathrooms



2

Receptions

- Sought after location
- Immaculately presented
- Well-equipped home office
- Land/paddock
- Contemporary design
- Semi-rural location
- Plenty of parking
- EPC: TBC

About the property

Nestled in the picturesque countryside, this modern detached 5-bedroom family home offers a tranquil retreat from the hustle and bustle of city life.

Boasting a spacious garden and paddock, ideal for outdoor entertaining or simply unwinding in the fresh air, this property also features off-street parking for added convenience.

The house includes an outbuilding/home office or studio space. The interior of the house is thoughtfully designed with contemporary finishes and ample natural light, creating a bright and welcoming atmosphere throughout.

This spacious family home offers a perfect blend of rural charm and modern comfort. Don't miss the opportunity to make this serene retreat your own.

Please Note- There is an uplift clause on the development of the field which has 13 years left.

Amenities

Hardwicke is a village on the A38 road south of Gloucester, Gloucestershire, England. Despite its proximity to Gloucester, the village comes under Stroud (district) Council. With its name deriving from the Old English heorde wic, "herd settlement", farming is still the major industry of the parish. Hardwicke was once renowned for its cider and cheese.

Directions

From our office in Nailsworth take the A46 towards Stroud. After about 3 miles, take a left onto Dudbridge Hill, A419. At the Sainsbury's roundabout, take the 3rd exit to stay on the A419. Continue towards the M5. Stay on the M5 until junction 12, and exit towards Gloucester, A38. Keep left at the fork and merge onto A430, take the left fork onto Bristol Road then left onto Green Lane then left onto Sticky Lane where the property can be found a short distance along on the right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: F



Our reference

STRVAL/SM/RN/04032024

We'd love to hear from you

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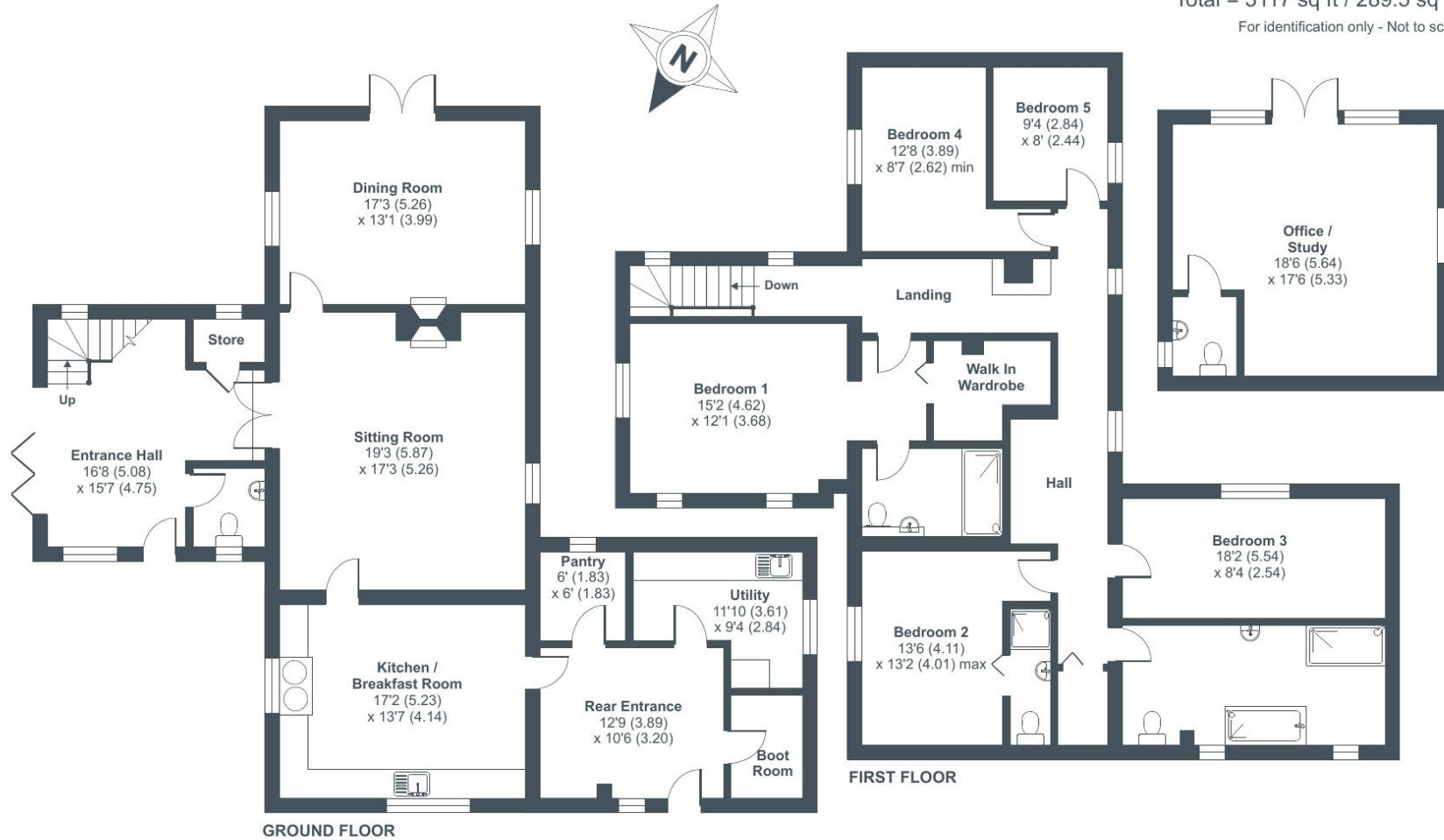
Ellis Farm Sticky Lane, Hardwicke, Gloucester, GL2

Approximate Area = 2793 sq ft / 259.4 sq m (includes garage)

Outbuilding = 324 sq ft / 30.1 sq m

Total = 3117 sq ft / 289.5 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 2024. Produced for Perry Bishop. REF: 1092918





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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.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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