

THORNE HOUSE

COMING SOON



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COMPETITIVELY PRICED



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THORNE HOUSE SELLARS ROAD, HARDWICKE VILLAGE, GL2 4QD

Offers over £549,950

Description

A spacious and well balanced five bedroom detached family home, set in a peaceful position along Sellars Road in Hardwicke. The property offers flexible accommodation suited to modern family life, with a strong mix of living space, working areas and well proportioned bedrooms.

The ground floor provides a welcoming entrance hall, cloakroom, a generous dining and family room opening through to a fitted kitchen with wooden base and wall units, complemented by dark worktops. A separate utility room offers further practicality with access to the garden. There is also a comfortable sitting room with doors opening onto the terrace, a snug or second reception room, and a dedicated study.

Upstairs, the property offers five bedrooms, including a master bedroom with en suite shower room, along with a modern four piece family bathroom. The layout provides flexibility for family living, guest accommodation or working from home.

Outside, the property enjoys a generous and private rear garden, mainly laid to lawn with a terrace ideal for outdoor seating and dining. A gazebo creates a sheltered seating area, while a large outbuilding provides excellent additional space, suited to a workshop, home office or hobby room. To the front, a driveway provides parking for four to five vehicles.

The property also benefits from 16 solar panels, helping to reduce running costs. The inverter and battery system are available by separate negotiation.

A well proportioned and versatile family home, set within a sought after location, well placed for access to Gloucester, Cheltenham and the M5, with canal walks and countryside close by.

AGENTS NOTE EPC, FLOOR PLAN AND PICTURES TO FOLLOW
Thorne

A spacious and well balanced five bedroom detached family home, set in a peaceful position along Sellars Road in Hardwicke. The property offers a thoughtful layout, well suited to modern family life, with a good mix of reception space, working areas and generous bedrooms.

To the front, the property is approached via a driveway providing parking for four/five vehicles with ease. A front door opens into a welcoming entrance hall, finished with wood flooring which continues through key areas of the ground floor, creating a sense of flow and continuity. A cloakroom is positioned off the hallway, fitted with a WC and wash hand basin, with a window allowing in natural light and ventilation.

The dining/family room is a generous and sociable space, well suited to both everyday living and entertaining. There is ample room for a large dining table along with additional furniture, while a window to the front allows in good natural light. The layout connects well with the kitchen, creating a natural hub of the home. An under stairs cupboard provides practical storage for household items. The fitted kitchen sits to the rear and is arranged with a range of wood base and wall units, complemented by dark worktops and tiled splashbacks in warm tones. A range-style cooker with extractor hood forms a central focal point, with surrounding work surfaces offering good preparation space. The sink is positioned to enjoy a pleasant outlook over the rear garden, allowing you to look out while washing up and keep an eye on children playing outside. Natural light draws into the room, adding to the overall warm and homely feel. The layout offers a good balance of storage and workspace, with additional shelving and cupboard space enhancing day to day practicality. A door leads through to the utility room, which provides further storage and worktop space along with plumbing for white goods. There is direct access to the rear, making this a practical area for everyday use, especially after time spent outdoors.

- Five bedroom detached family home, located in a popular location of Hardwicke
- VIEWERS MUST BE IN A POSITION TO PROCEED
- Master bedroom with en-suite shower room
- Four piece modern family bathroom and down stairs cloakroom
- Driveway parking for four to five vehicles, 16 solar panels on the roof installed 2023
- Sitting room with French doors to the terrace & garden, Snug/playroom & home office/study
- Open plan dining/family room leading into the fitted kitchen and utility
- Three further double bedrooms and one single bedroom
- Generous garden with terrace, lawn and large workshop ideal as home office
- Ease of access to Gloucester M5 motorway, Stroud Bristol and Cheltenham

THREE RECEPTION ROOMS



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MASTER BEDROOM WITH EN-SUITE



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FITTED KITCHEN AND LARGE UTILITY



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ENCLOSED GARDEN
WITH WORKSHOP



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FOUR PIECE
FAMILY BATHROOM



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THREE DOUBLE,
ONE SINGLE BEDROOM



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SOLAR PANELS &
ELECTRIC CAR CHARGING POINT



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Location & Amenities

Hardwicke is a popular and well connected village on the edge of Gloucester, offering a great balance of countryside surroundings and everyday convenience. The area has grown in popularity with families and professionals alike, thanks to its access to local amenities and strong transport links.

Within the village and nearby, there is a range of amenities including supermarkets, local shops, cafés and public houses, along with primary schooling and access to well regarded secondary schools in Gloucester and the surrounding areas. For a wider range of shopping, dining and leisure facilities, Gloucester Quays and the city centre are both within easy reach.

For those who enjoy the outdoors, the location is ideal, with canal and riverside walks close by, along with open countryside and cycle routes, offering plenty of opportunity to get outside and enjoy the surroundings.

Transport links are a key feature, with the M5 motorway easily accessible, providing routes to Cheltenham, Bristol and beyond. Gloucester railway station offers direct services to Bristol, Birmingham and London, making the area suitable for commuters.

A well placed location that offers both a sense of community and ease of access to nearby towns and cities, making it a practical and appealing place to live

Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: GCC. Council Tax Band E and EPC rating

Directions

From Junction 12 of the M5, take the A38 towards Gloucester and continue for around 1.5 miles. At the roundabout, take the exit signposted for Hardwicke and follow the road into the village, staying on the main route as you pass local shops and residential areas. Continue through Hardwicke before turning onto Sellars Road, where the property can be found

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(00-00) C			
(05-00) D			
(00-04) E			
(01-00) F			
(1-00) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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