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## Broads Orchard

Corsend Road, Hartpury, Gloucestershire, GL19 3BP

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*A beautiful Grade II Listed cottage nestled within its own plot of 0.5 acres, with a double carport, in this sought-after village location.*

- Living room with Inglenook fireplace
- Dining room
- Kitchen
- Lobby/Utility Area
- Bedroom 3 / Study
- Shower room
- Bathroom
- Principal bedroom with built in wardrobes
- Another double bedroom
- WC
- Double carport
- Beautiful landscaped gardens
- Circa 0.5 acres

Broads Orchard is a particularly attractive black and white, thatched cottage that bestows a Grade II listing, nestled within its own mature c0.5acre plot which takes full advantage of the beautiful surroundings, not only of its own gardens but of the broader country scene of this pretty village.

Both internally and externally, this charming home is one of great character with the period detail one would expect of its heritage. The current owners have lovingly maintained Broads Orchard whilst making it the most comfortable, quaint and inviting home with practical accommodation which extends to over 1600 Sq Ft.

There are nods to its era throughout with charming features that are individual to each room. The kitchen is a lovely space with a range of fitted units and under granite work tops. Stone flooring runs underfoot and an open Oak framed surround introduces the sitting room. Although these rooms are separate, there is a flow between the principal living space enhancing the light and bright atmosphere.



This charming room benefits from an Inglenook fireplace with a log burner and enjoys a double aspect view over the private grounds of the property. Adjacent is a further reception room which can be used bedroom 3 or as one requires. Completing the accommodation is a utility/lobby hall, a shower room and a separate family bathroom.

On the first floor there are two double bedrooms and a WC. The principal bedroom has been well designed with two large built-in wardrobes. Both rooms enjoy beautiful views.

Outside: From the lane in which the house is situated, a driveway opens to reveal the house giving access to the detached double fronted carport and ample space to park cars. The immediate sense is complete privacy, enhanced by the orientation of the house within its plot where the gardens wrap around the house. Within the garden is a lovely paved terrace area, a range of flower beds and borders, mature trees and hedges in addition to a fish pond. The gardens are a mature delight and the current owners have taken great time and care to ensure they can be enjoyed throughout the seasons. The broader scene is stunning, open countryside is the backdrop at every angle which is a fundamental element to the overall feel of the property.

**SITUATION:** Broads Orchard is situated in the sought-after village of Hartpury, home to the world-renowned Hartpury University, known for its exceptional equestrian, sporting and agricultural facilities. Within the village itself community life is thriving, centering around the village hall, a popular public house, a veterinary surgery in addition to an excellent primary school.

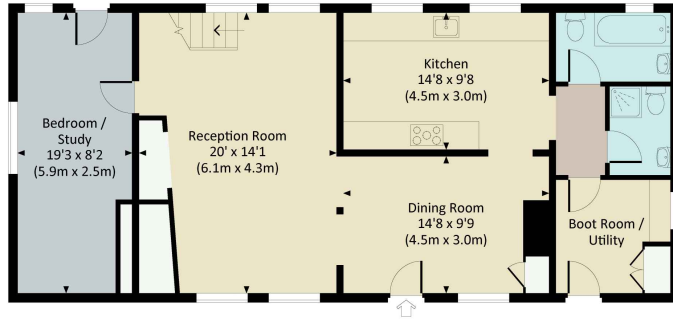
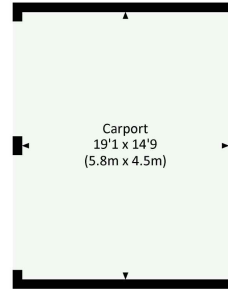
The city of Gloucester, a mere 4½ miles away, offers a more comprehensive range of facilities. There is a mainline railway station with services to major cities including Birmingham New Street, Oxford and London Paddington. Cheltenham's cultural centre is also within a short drive, just 12 miles away. Undeniably, the charm of this area is the breath-taking countryside surrounding both the village of Hartpury and the neighbouring towns, making it an exceptional area for sporting opportunities including walking on The Malvern Hills, equestrian pursuits, golfing and rugby at Gloucester. Cheltenham is home to numerous prestigious schools including Cheltenham College, The Cheltenham Ladies' College, and Dean Close, not to mention its racing and cultural festivals. The larger centres of Bristol, Cardiff and Birmingham are all just over an hour away by car.



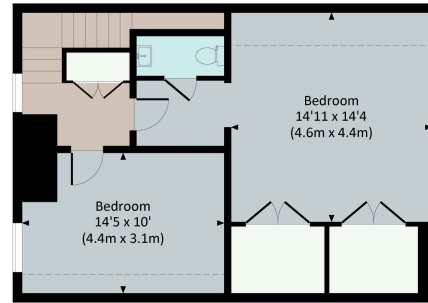
**BROADS ORCHARD, CORSEND ROAD, GL19**

Approx. gross internal area 1517 Sq Ft. / 140.9 Sq M.

Approx. gross internal area 1798 Sq Ft. / 167.0 Sq M. Inc. Carport



GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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