

# 1 Orchard Villas

Danford Lane, Hartpury, Gloucestershire, GL19 3FP

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*An exclusive new-build development of bespoke homes set within generous plots in the heart of this charming village, close to both Gloucester and Cheltenham.*

- Sitting room
- Open plan Kitchen/ Dining room
- Family room / Home office
- Utility room and Cloakroom
- Principal bedroom with en suite and walk in wardrobe
- Guest bedroom with en suite
- Two further double bedrooms
- Family bathroom
- Good size garden
- Garage and parking

Orchard Villas is an outstanding development of just four newly built homes, finished to the highest standards with an eco-responsible approach. Built by the reputable Newcroft Homes, each property has been carefully designed to complement the surrounding architecture and landscape, forming a private and select enclave. This exceptional detached family home extends to over 2,000 sq ft across two floors. The design places contemporary living at its core, with thoughtful attention to layout, finish, and sustainability. The result is a home that combines the quality of a new build with practical, well-proportioned accommodation for everyday living.

The welcoming reception hall leads to a front family room or study, while to the rear are a spacious living room and an impressive open-plan kitchen and dining area. As with many family homes this is the hub of the house offering superb space that opens directly onto the terrace and gardens through bi-fold doors, creating an ideal setting for entertaining.

The high-specification kitchen features a wide range of fitted units and integrated appliances, centred around a large breakfast island with seating. There is ample space for a dining table.



The living room enjoys further access to the garden. A utility room sits off the kitchen with external access, and a cloakroom completes the ground floor.

Upstairs, the bedroom accommodation is equally well planned. The principal bedroom enjoys garden views and benefits from a walk-in wardrobe and en-suite shower room. Three further double bedrooms are provided, one with its own en-suite, while the remaining rooms are served by a well-appointed family bathroom.

Outside: 1 Orchard Villas offers paved parking to the front and side, and access to the garage. To the rear, the gardens have been laid to lawn, which provides a wonderful space for family life.

**Situation:** This sought-after village is 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 and Worcester.

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.

**Services:** Mains water, mains electric, mains drainage, high-speed internet.

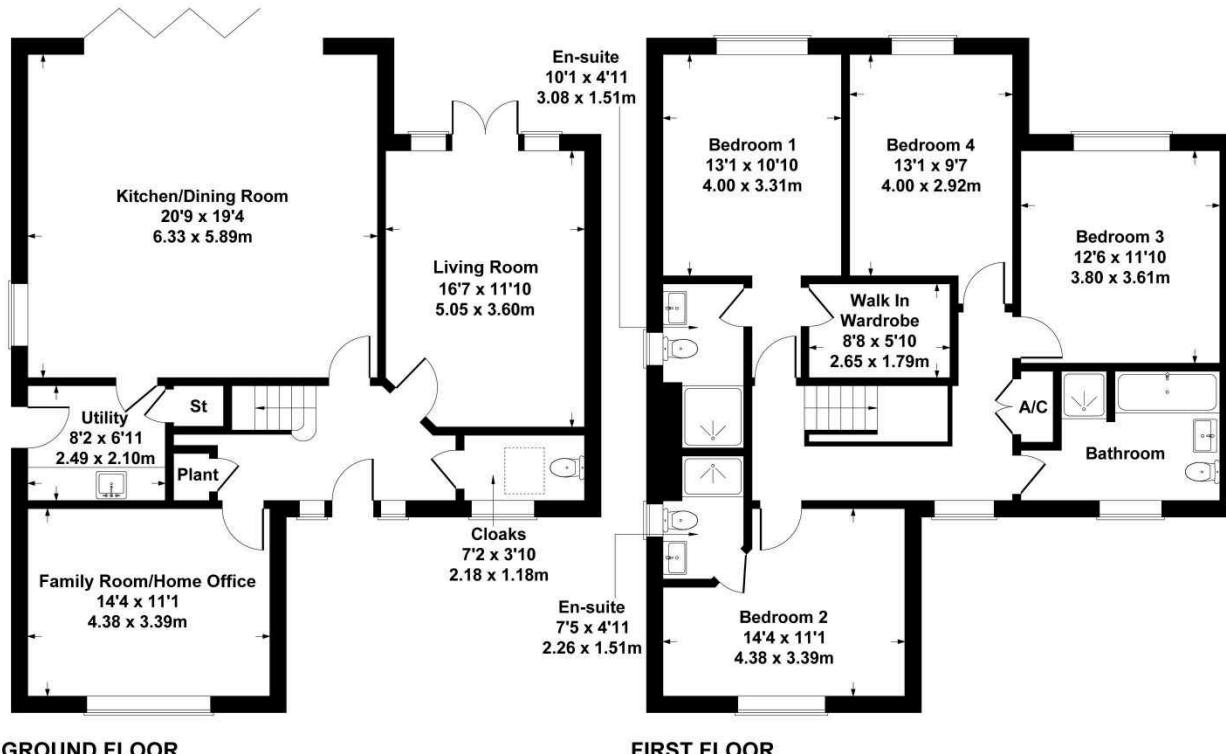
\*A reservation fee is required to secure this property\*

\*\*Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished\*\*



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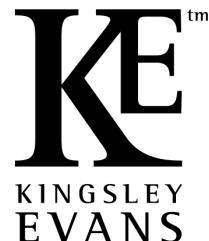
Approximate Gross Internal Area  
2045 sq ft - 190 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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