



## 2 Orchard Villas

Danford Lane, Hartpury, Gloucestershire, GL19 3FP

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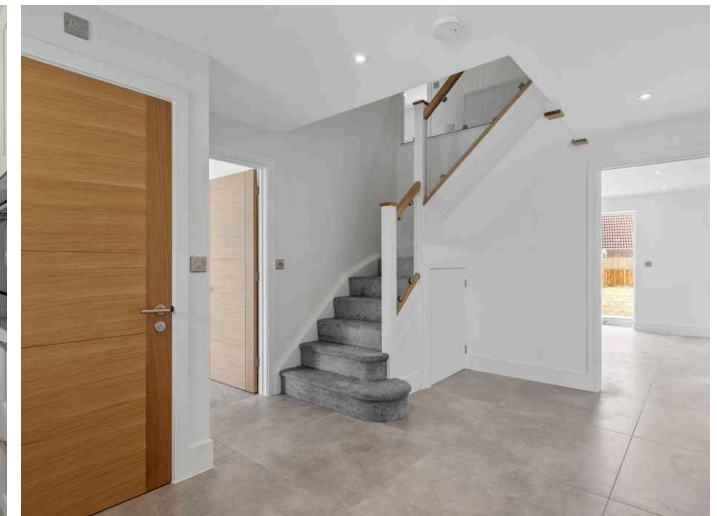
*An exclusive new-build development of bespoke homes set within generous plots in the heart of this charming village, close to both Gloucester and Cheltenham.*

- Sitting room
- Open plan kitchen/dining room
- Family room
- Home office
- Utility room
- Cloakroom
- Principal bedroom with en suite and walk
- Guest bedroom with en suite
- Three 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 2,100 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.

A welcoming and spacious reception hall provides access to the principal living areas. To the front is a well-proportioned living room, with a home office opposite, while to the rear lies an impressive open-plan kitchen, dining and family room.

As with many modern family homes, this is the hub of the house – a superb space that opens directly onto the terrace and gardens, ideal for entertaining. The high-specification kitchen offers 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, and the family room also enjoys direct garden access. A utility room with external access sits off the kitchen, and a cloakroom completes the ground floor.

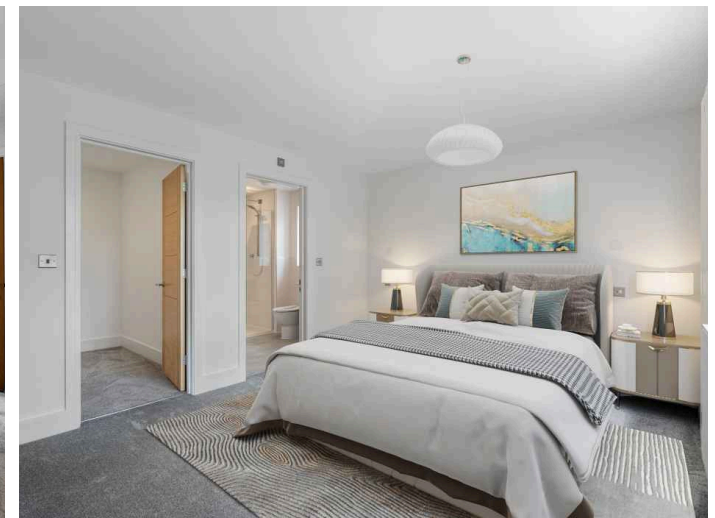
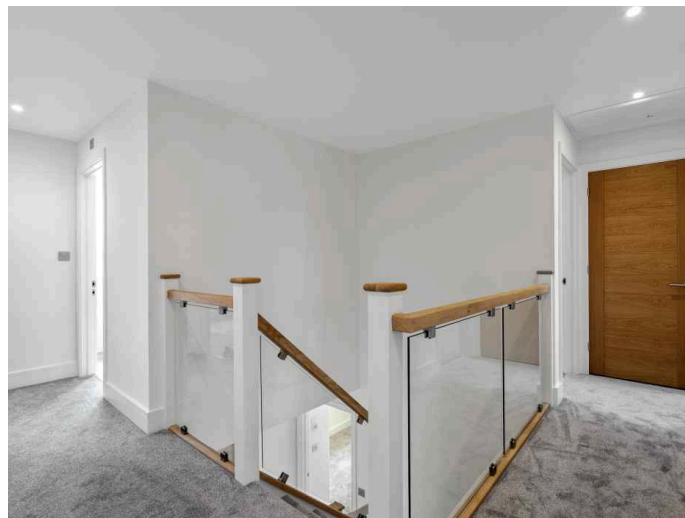
Upstairs, the bedroom accommodation is equally well arranged. The principal bedroom overlooks the front and benefits from a walk-in wardrobe and en-suite shower room. A guest bedroom also has an en-suite, while three further double bedrooms are served by a family bathroom.

Outside: 2 Orchard Villas offers paved parking to the 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.

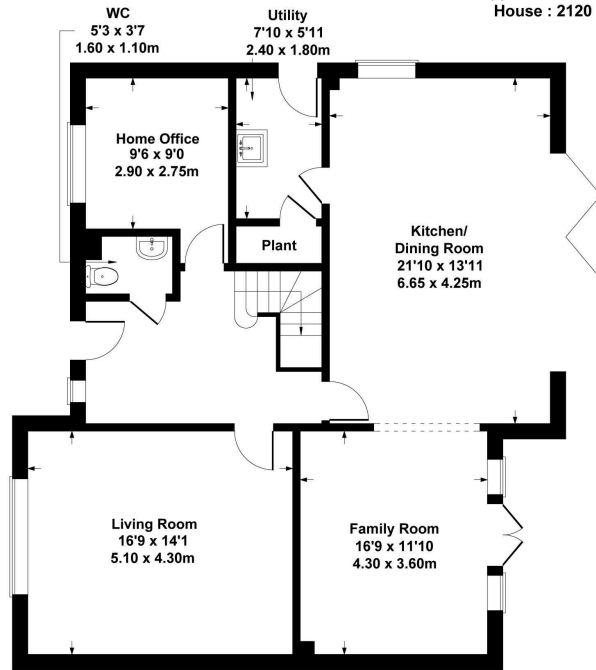
Services: Mains water, mains electric, mains drainage, high-speed internet.

\*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\*\*

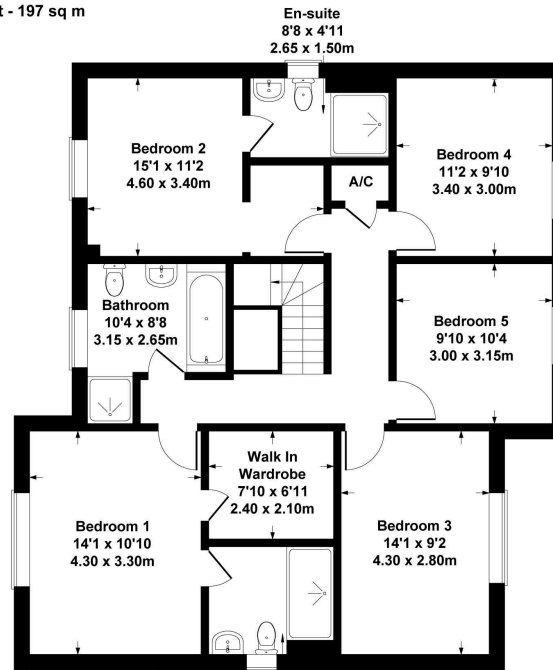


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Approximate Gross Internal Area  
House : 2120 sq ft - 197 sq m



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025



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