

57 Green Lane, Hucclecote GL3 3QX

£925,000

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• Rarely available executive four bedroom family home • Combination of character and modern features • Situated on the highly desirable road of Green Lane, Hucclecote • Private and enclosed rear and side gardens • Immaculately presented throughout • Plot measuring in excess of 1/3 acre • Ample off road parking and garage • Tax Band F - Gloucester City Council - £3,391.80 per annum (2026/27) • Versatile living accommodation • EPC D68

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Accommodation

Stepping into the property, you are welcomed by a generous entrance porch, providing an ideal space for coats, shoes, and everyday storage. From here, the spacious hallway sets the tone for the home, offering access to three reception rooms, the kitchen/breakfast room, and a convenient cloakroom fitted with a WC and wash hand basin.

The first reception room, currently used as a living room, is bright and inviting, benefitting from a bay-style sash window to the front aspect that allows for plenty of natural light. A charming open fireplace with mantle and hearth creates a focal point, adding warmth and character. French doors lead seamlessly into the second reception room, which is well-proportioned and presently arranged as a dining room, making it ideal for entertaining.

Continuing through, a delightful sun room enjoys pleasant views over the garden and features French doors opening onto the outdoor space, creating a lovely connection between inside and out. The third reception room offers excellent versatility and is currently used as a snug, though it would equally suit use as a playroom, study, or additional sitting room.

Extended by the current owners, the kitchen breakfast room forms the heart of the home, a sociable and contemporary space enhanced by bi-fold doors that open up to the garden. The kitchen is well-equipped, offering extensive work surfaces with white quartz countertops, alongside a range of floor and eye-level units providing ample storage. Integrated appliances include two electric ovens, a microwave, warming drawer, dishwasher, fridge freezer, and a five-ring gas hob with extractor above, making it both practical and highly functional for modern living.

The stairs lead to the spacious first-floor landing, which opens onto four well-proportioned bedrooms, each benefiting from ample natural light and retaining a





wealth of period charm. The master bedroom is particularly generous in size, offering plenty of space with the benefit of built-in wardrobes and an en suite shower room, while the remaining bedrooms provide flexible accommodation ideal for family use, guests, or a home office.
The family bathroom is neatly appointed and comprises a bath with overhead shower, wash hand basin, and complementary tiling. Adjacent to this is a separate WC, adding further convenience for a busy household.
The landing itself enhances the sense of space, with room for additional storage or occasional furniture, and provides access to all rooms, completing this well-balanced and practical first-floor layout.

Garage

To the side of the property is a substantial garage accessed via attractive barn-style double doors, allowing convenient vehicular entry. To the rear, the garage opens into a practical workshop area, complete with a door leading directly to the rear garden. The space benefits from both power and lighting, making it ideal for a variety of uses including storage, hobbies, or DIY projects.

Outside

The property is approached via a private driveway, which provides ample off-road parking and leads to a large garage. A central entrance porch frames a striking front door, while mature shrubs, established planting, and a well-kept lawn soften the frontage and create a welcoming approach. The setting feels both private and well screened, with greenery bordering the driveway and front garden.
To the rear, the property sits within approximately 0.35 of an acre of beautifully maintained gardens, offering a wonderful sense of space and privacy. A generous patio area spans the immediate rear of the house, providing an ideal space for outdoor dining and entertaining, with direct access from the house through French and bi-fold doors. Beyond, an expansive lawn stretches out, interspersed with mature trees, flowering borders, and established planting that create a peaceful and picturesque setting.
The garden enjoys a high degree of privacy and is thoughtfully arranged with pathways, seating areas, and well-stocked beds, making it suitable for both family use and entertaining. Overall, the grounds provide an exceptional outdoor environment, rarely found with properties of this type.

Location

The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester.





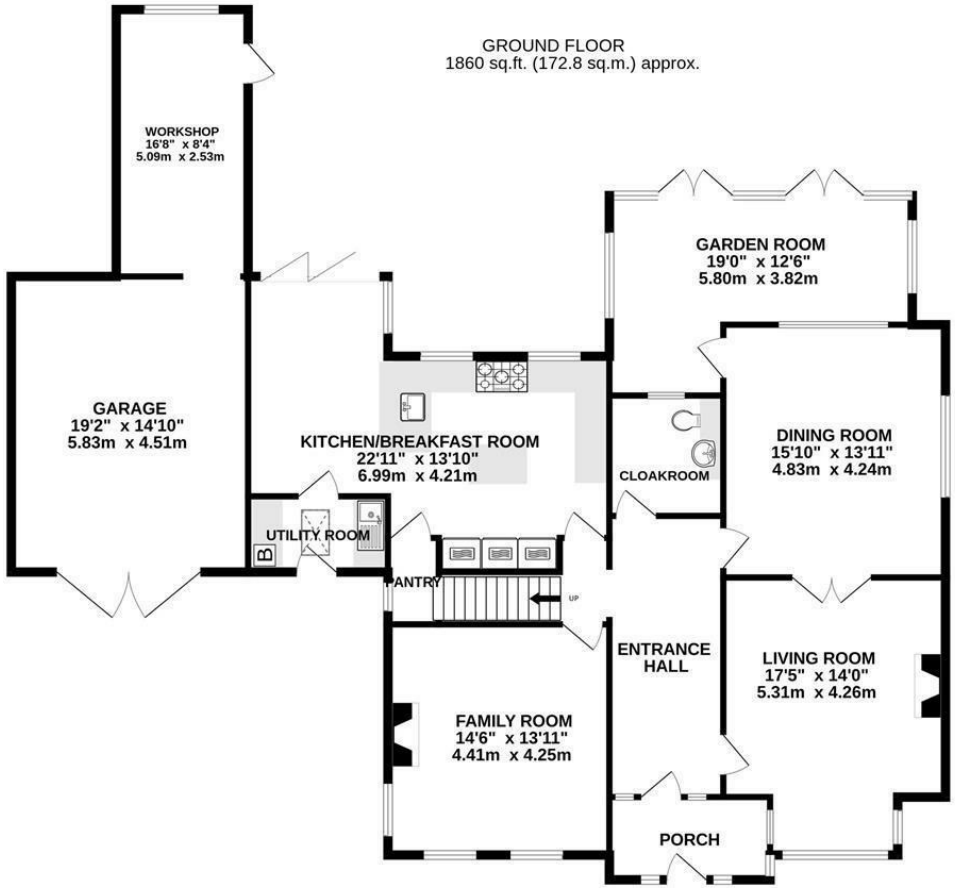


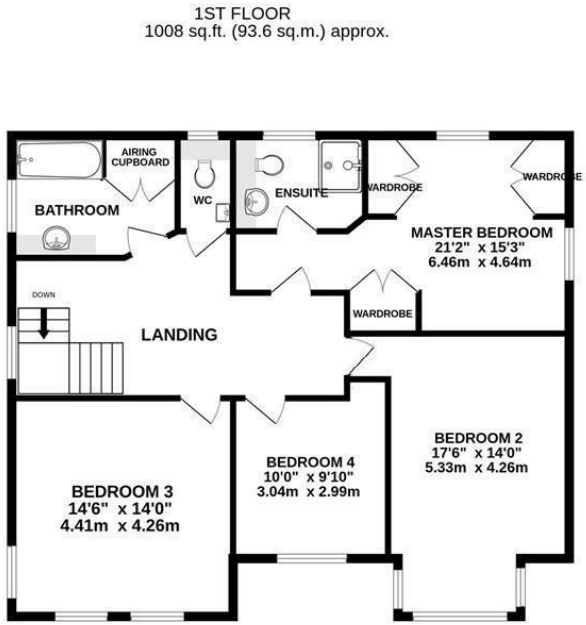
Material Information
Tenure: Freehold.
Council Tax band: F
Local authority and rates: Gloucester City Council - £3,391.80 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating.
Broadband speed: Standard 18 Mbps, Superfast 73 Mbps and Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone (likely), O2 (likely), EE (likely), and Three (likely).











TOTAL FLOOR AREA : 2868 sq.ft. (266.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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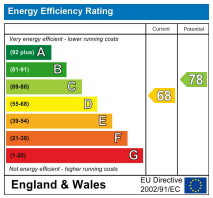
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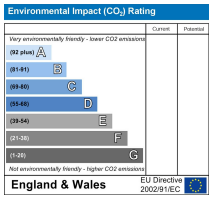
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