



The Lodge Green Street, Brockworth GL3 4RR
£625,000



The Lodge Green Street, Brockworth GL3 4RR

- Four bedroom executive property
- Situated on a quiet country lane
- Immaculately presented throughout
- Two En-suite shower rooms
- Ample off road parking and detached double garage
- Useful dedicated study/snug
- Open plan kitchen/dining room
- Great transport links to Gloucester and Cheltenham
- EPC B85
- Tax Band F - Tewkesbury Borough Council - £3410.62 per annum (2026/27)

£625,000

Accommodation

Upon entering the property, you are greeted by a spacious and welcoming hallway, offering ample room for coats, shoes, and everyday essentials. From here, there is access to the living room, study, kitchen/dining room, and a convenient cloakroom complete with WC and wash hand basin.

The living room is generously proportioned, featuring a window to the front aspect that overlooks the lawn and allows plenty of natural light to fill the space. The study is a versatile room, currently arranged as a home office but equally suitable as a playroom, snug, or additional sitting room depending on your needs.

At the heart of the home is the impressive kitchen/dining room, designed to provide a sociable and flexible living space. The dining area comfortably accommodates

a table and benefits from French doors opening onto the patio, ideal for entertaining. Bi-fold doors connect through to the conservatory, which enjoys views over the rear garden and creates a seamless indoor-outdoor feel. The kitchen itself offers ample worktop space and a range of shaker-style wall and base units, complemented by integrated appliances including a double electric oven, dishwasher, fridge freezer, and a five-ring electric hob with extractor over.

To the first floor, the property comprises four well-proportioned double bedrooms, all benefiting from built-in wardrobes. Both the principal bedroom and the second bedroom enjoy the added luxury of stylish en-suite shower rooms. Completing the accommodation is the family bathroom, fitted with a WC, wash hand basin, and a bath with shower over, finished with a tiled surround.



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Garage

Detached double garage with up and over doors providing vehicular access. Pedestrian door to the side providing side access from the garden. Power and lighting with storage in the eaves.

Outside

The property enjoys excellent kerb appeal, set behind a generous driveway providing ample off-road parking and access to a detached double garage. The front garden has been thoughtfully landscaped with a variety of mature shrubs, flowering borders, and established planting, creating a welcoming approach to the home.

The beautifully presented rear garden has been designed to provide a tranquil and private outdoor space, ideal for both relaxation and entertaining. A spacious paved terrace adjoins the property, offering the perfect setting for al fresco dining and outdoor seating. The garden is predominantly laid to lawn and bordered by well-stocked flower beds featuring an abundance of mature roses, climbing plants, and established shrubs, providing year-round colour and interest. A charming timber pergola, draped with climbing plants, creates an attractive outdoor dining area, while additional seating areas throughout the garden offer

peaceful spots to enjoy the surroundings. Fully enclosed by timber fencing, the garden enjoys a high degree of privacy and has been meticulously maintained to an exceptional standard.

Location

Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco's supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away. The property is situated on the quiet road of Green Street which is accessed via Painswick Road (A46)

What3Words : fork.dealings.strictest

Material Information

Tenure: Freehold.

Council Tax band: Tax band F

Local authority and rates: Tewkesbury Borough Council - £3410.62 per annum (2026/27)



Electricity supply: Mains

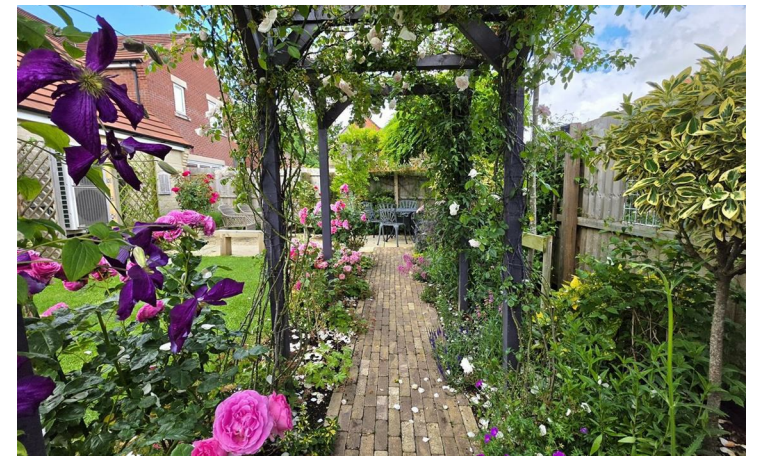
Water supply: Mains

Sewerage: Mains

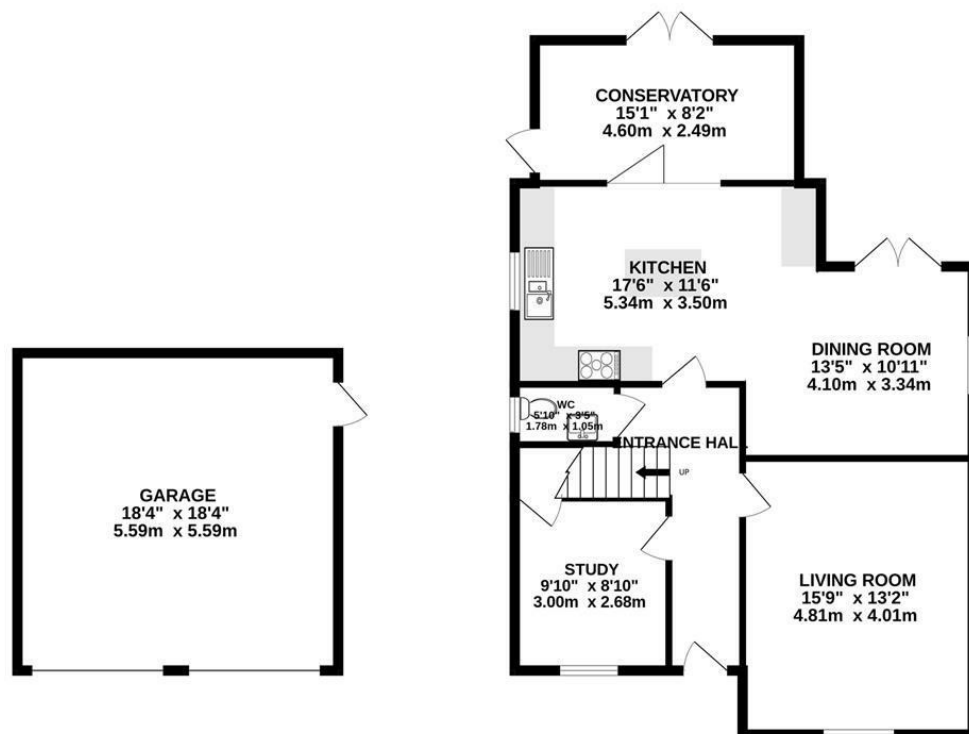
Heating: Air source heat pump

Broadband speed: Standard 3 Mbps,
Ultrafast 1000 Mbps.

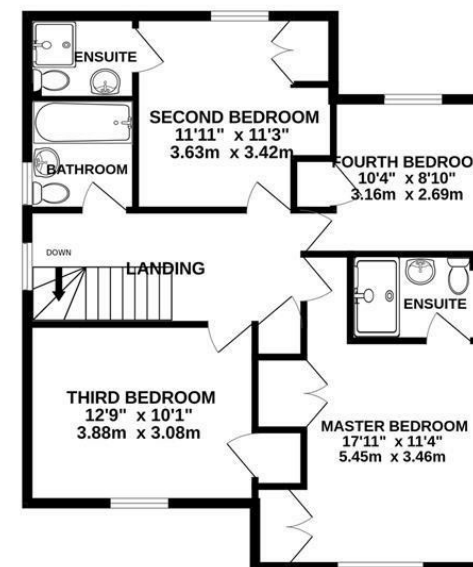
Mobile phone coverage: Vodafone
(Limited), O2 (Limited), EE (Limited) and Three
(Limited).



GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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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