



**5 Pine Tree Drive, Barnwood GL4 3LJ**  
**£520,000**



## 5 Pine Tree Drive, Barnwood GL4 3LJ

• Extended five bedroom detached family home • Immaculately presented throughout • Versatile living accommodation • Private and enclosed rear garden • Ample off road parking and garage • Situated in the highly sought after location of Barnwood • Great transport links between Gloucester and Cheltenham • Bespoke hand made kitchen • EPC D64 • Tax Band E - Gloucester City Council - £2,869.98 per annum (2026/27)

**£520,000**

### Accommodation

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to the ground floor accommodation. The ground floor layout is both generous and versatile, comprising a WC with wash hand basin, a kitchen, breakfast room, boot room, living room, dining room, and study.

The kitchen breakfast room is a particularly impressive space, featuring bespoke, handmade cabinetry complemented by solid wood worktops and ample storage via a wide range of floor and eye-level units. Integrated appliances include a double electric oven and a five-ring gas hob with extractor over. Adjoining the kitchen, the boot room offers practical storage for coats and footwear and benefits from French doors opening directly onto the patio area.

The living room is rich in character, boasting large windows, high ceilings, attractive wood panelling, and a feature wood-burning stove with a mantel above, creating a warm and inviting atmosphere. These charming features continue into the dining room, making it an ideal and sociable space for entertaining. To the rear of the property is an additional reception room, currently used as a home office, but equally well suited as a playroom or snug.

Rising to the first floor, there are five bedrooms and a family bathroom, four of the bedrooms being good-sized doubles. The master bedroom benefits from built-in wardrobes and a stylish en-suite shower room, comprising a WC, wash hand basin, and a double-width walk-in shower with tiled surround. The second bedroom, also generously proportioned, enjoys a rear aspect with views over the garden. The



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family bathroom completes the accommodation and is fitted with a white suite including a wash hand basin, WC, and a bath with a shower over.

### **Garage**

19'6" x 10'0" (5.95 x 3.06)

Integral garage with up and over door providing vehicular access. Internal door leading to the study. Power and lighting.

### **Outside**

The front of the property provides a low-maintenance and practical approach, featuring a generous block paved driveway offering ample off-road parking and access to the garage. A covered arched porch leads to the front entrance, while a side pathway provides convenient access to the rear garden.

To the rear is a beautifully maintained and private garden, laid mainly to a level lawn and bordered by mature hedging and well-established shrubs, creating a peaceful and secluded setting. A paved patio area directly adjoins the house, ideal for outdoor dining and entertaining, complemented by a pergola with climbing plants providing a shaded seating area. Decorative gravel pathways and well-stocked borders frame the garden, while a further seating area and garden structure offer

additional versatility. The generous proportions and thoughtful layout make this an excellent space for relaxation, socialising, and family use.

### **Location**

Located within the south east of the historic Gloucester City Centre, Pine Tree Drive is located in the popular area of Barnwood. With various local amenities to include the 'Good' Ofsted rated local Dinglewell primary school as well as access to a number of secondary and grammar schooling being located within the City. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas.

### **Material Information**

Tenure: Freehold.

Council Tax band: Tax band E

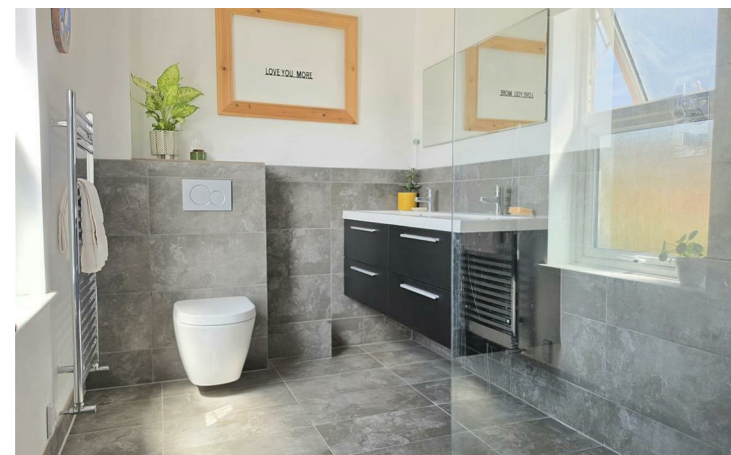
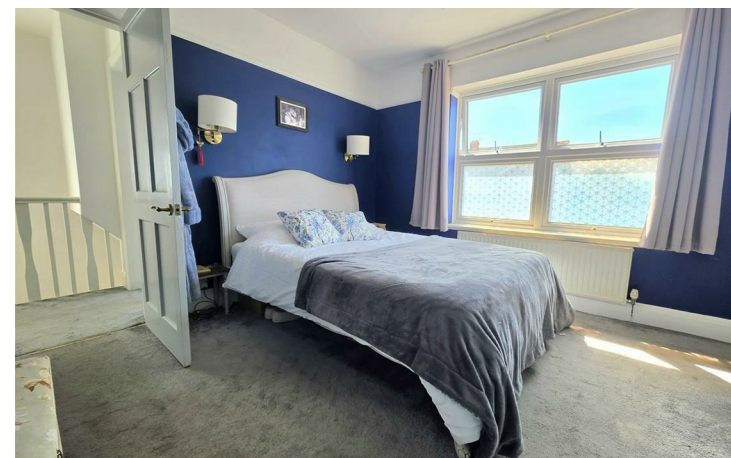
Local authority and rates: Gloucester City Council - £2,869.98 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

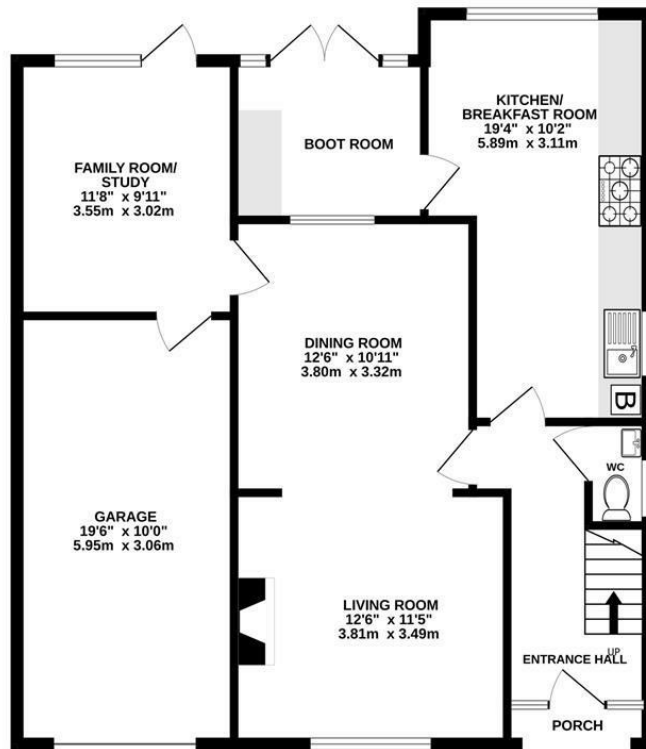
Heating: Gas Central heating.



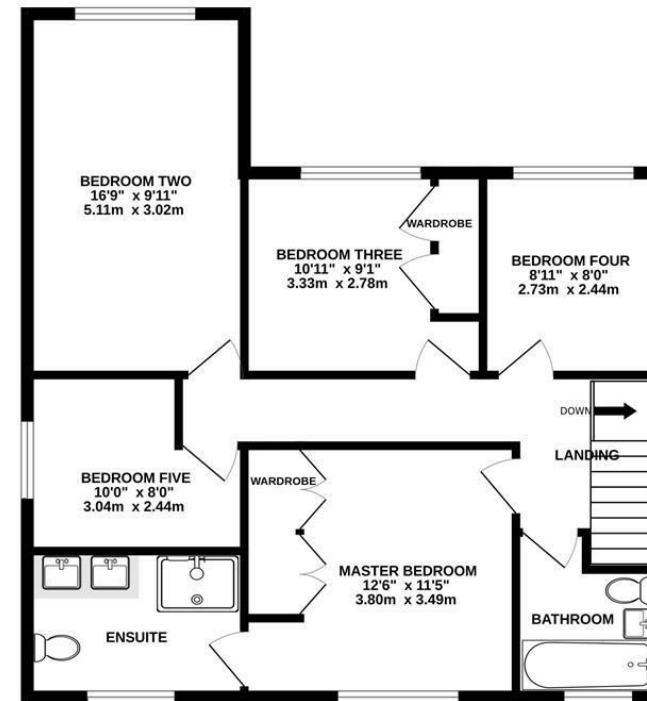
Broadband speed: Standard 17Mbps,  
Superfast 80Mbps, Ultrafast 1000Mbps  
Mobile phone coverage: Vodafone(Likely),  
O2(Likely), EE(Likely) and Three(Likely).



GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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