

104 Stroud Road, Gloucester GL1 5JN

£825,000

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• No onward chain • Characterful extended Edwardian semi-detached home • Five / six well-proportioned bedrooms • Two modern en-suite shower rooms and additional family bathroom • Impressive open-plan kitchen / dining space • Bespoke extended kitchen with quartz worktops and central island • Large, private rear garden with extensive lawn and paved terrace • EPC rating TBC • Gloucester City Council - Tax Band D (£2,348.17 per annum) 2026/2027

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Ground Floor

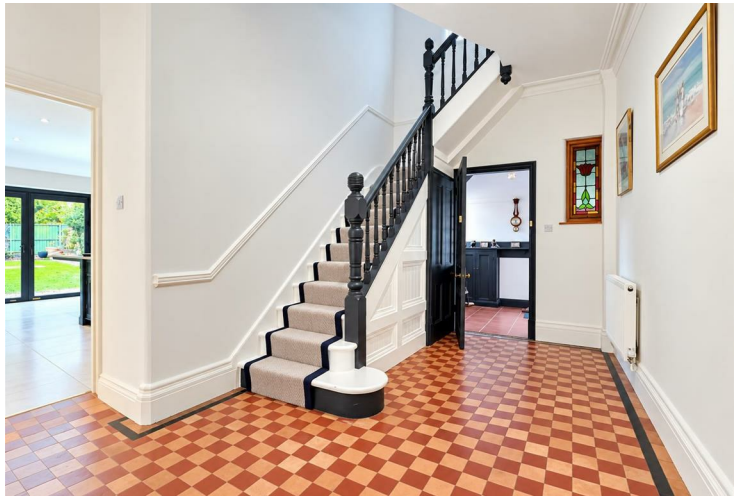
The ground floor of this impressive Edwardian semi-detached home combines period character with modern family living. The welcoming entrance hall features attractive tiled flooring, decorative panelling and a striking staircase, with access to the reception rooms and impressive extended kitchen/dining room.

The kitchen/dining room is undoubtedly the heart of the home, offering a superb open-plan space ideal for both everyday family life and entertaining. The beautifully appointed kitchen features an extensive range of bespoke-style cabinetry, complemented by luxurious quartz worktops, marble effect porcelain tiles and matching upstands, together with a substantial central island providing an excellent preparation area, breakfast seating and additional storage. The island creates a fantastic focal point within the room, while the generous proportions allow plenty of space for a large dining table. A range-style cooker, integrated appliances and attractive pendant lighting complete the kitchen, with the whole space finished to an exceptional standard. Large bi-folding doors open directly onto the rear garden, creating a wonderful connection between the house and outside space and allowing the kitchen to be flooded with natural light.

The ground floor also offers a spacious sitting room with a large bay window, wooden flooring, decorative panelling and feature fireplace. A separate dining room/bedroom six provides excellent flexibility as a formal dining room, home office or additional bedroom with stunning en-suite shower room complete with calacatta vein honed Marble. A utility room and separate WC complete this highly practical and impressive ground floor.

First & Second Floors

The first and second floors provide five well-proportioned bedrooms, offering excellent





flexibility for a growing family. The master bedroom is particularly impressive, featuring generous proportions, fitted wardrobe, walk-in wardrobe and a modern en-suite shower room finished to the same high quality standard as the ground floor en-suite. Bedrooms two and three are also excellent-sized double rooms, while bedrooms four and five are positioned on the second floor and provide further versatile accommodation, ideal for children, guests or home working.

The spacious first-floor landing provides access to the bedrooms and family bathroom comprising w.c, wash hand basin, bath and shower cubicle. Useful storage is located beneath the stairwell providing access to the second floor.

Overall, the upper floors provide an excellent balance of five bedrooms, two bathrooms and generous landing space, complementing the substantial and versatile accommodation found on the ground floor.

Outside

The property benefits from an attractive and generously proportioned exterior, with a substantial paved frontage providing excellent off-road parking for two to three vehicles and access to the home. The attractive red-brick elevations, traditional detailing and tiled roof complement the character of this distinctive period property, while the side access leads through to the impressive rear garden.

To the rear, the property enjoys a particularly large and private garden, predominantly laid to lawn and bordered by established planting, mature shrubs and attractive slate-edged borders. A generous paved terrace immediately adjoining the house provides an excellent space for outdoor dining and entertaining, with the garden extending considerably beyond, offering plenty of space for families and those who enjoy gardening.

A particularly unique feature is the original World War II air raid shelter, located beneath the garden shed. The shelter is accessed via two separate access points with steps leading down, providing a fascinating piece of the property's history and a rare feature seldom found in modern homes. The combination of the substantial garden, attractive outdoor spaces and this unusual historic feature makes the exterior of this home particularly special.

Location

A popular location of modern and period Edwardian architecture in the historic City of Gloucester, with easy access to the M5, Stroud Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic







Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

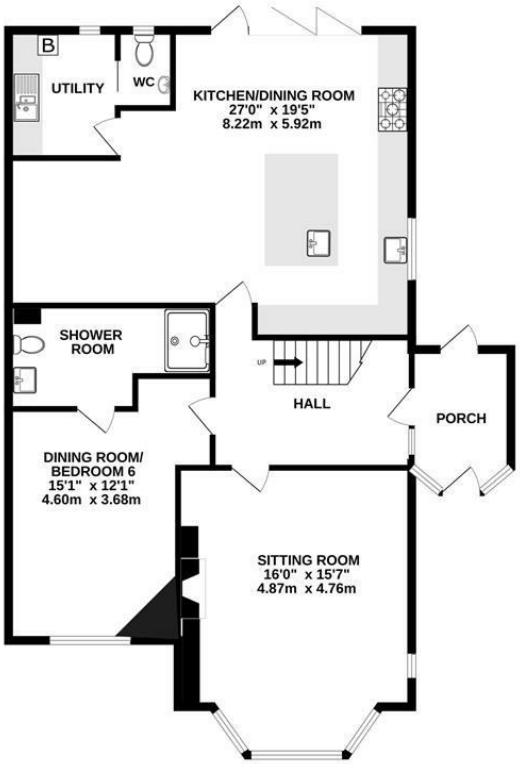
Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band D (£2,348.17 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 8 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.



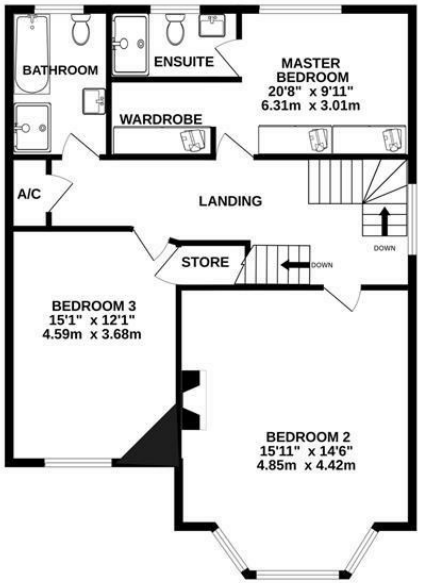




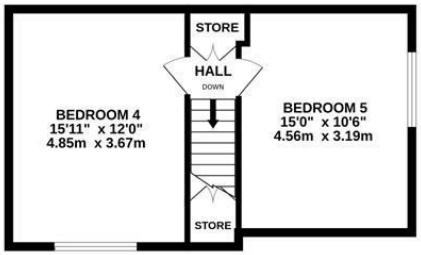
GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.1 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 2563 sq.ft. (238.1 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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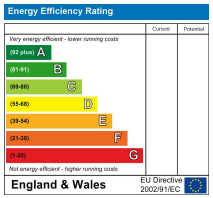
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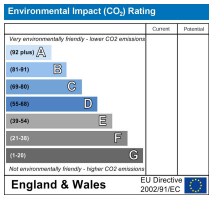
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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