



**Hempsted Lane, Hempsted GL2 5JS**  
**£595,000**





## Hempsted Lane, Hempsted GL2 5JS

- Extended & characterful five double bedroom detached family home
- Three reception rooms with the potential for ground floor annexe
- Generous & flexible living accommodation throughout
- Mature private & enclosed rear garden with lawned & patio areas
- Driveway providing off-road parking for multiple vehicles & integral garage
- Situated in the popular village location of Hempsted
- EPC rating D64
- Gloucester City Council - Tax Band F (£3,233.78 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£595,000**

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### Entrance Hallway

Spacious hallway provides access to the living room, dining room, kitchen and storage cupboard located beneath the stairwell. Window overlooking the front aspect provides further natural light into the area.

### Living Room

Generous sized living room, with feature fireplace, has been extended by the present owners to create additional space to the rear for further seating. Sliding doors to the rear provide access to the rear garden.

### Dining Room

Cosy dining room with feature fireplace and bay window overlooking the front aspect.

### Kitchen

The extended kitchen provides an ideal space for a breakfast table leading through to the main kitchen area itself benefitting ample worktop and storage alongside plumbing for a dishwasher and space for a

free standing cooker. Window overlooks the rear garden whilst door provides access to the garden itself. Access from the kitchen is also provided to a large pantry cupboard, integral garage and an internal hallway.

### Internal Hallway

Hallway provides access to the shower room and an additional reception room.

### Third Reception Room

As part of the ground floor extension, the room offers the potential to be used as a snug, home office or as downstairs bedroom with convenient access to the shower room next door. Windows overlook the rear aspect whilst door opens to the side of the property and access is also provided to a built-in storage cupboard. The room also has plumbing available to be conveniently converted into a utility room if required.

### Shower Room

Modern shower room comprising of w.c., wash hand basin, towel rail, shower cubicle and window with frosted glass overlooking the side aspect.



### **Integral Garage**

Large integral garage with electric up and over door to the front and window to the side aspect. The present owners have created a convenient utility area within the garage with plumbing for an automatic washing machine and tumble dryer.

### **Landing**

Spacious landing area allows natural light into the area via the window overlooking the front aspect. Access from the landing is provided to all five double bedrooms, family bathroom, built-in airing cupboard and to the loft above accessed via drop down ladder.

### **Bedroom One**

Double bedroom with window overlooking the rear aspect and access provided to the en-suite.

### **En-Suite**

Shower room comprising of w.c, wash hand basin, shower cubicle

### **Bedroom Two**

Double bedroom with window overlooking the rear aspect.

### **Bedroom Three**

Double bedroom with bay window overlooking the front aspect and built-in double wardrobes.

### **Bedroom Four**

Double bedroom with window overlooking the front aspect.

### **Bedroom Five**

Double bedroom with window overlooking the rear aspect.

### **Family Bathroom**

White suite family bathroom comprising of w.c, wash hand basin, bath, shower cubicle, towel rail and window with frosted glass overlooking the side aspect.

### **Outside**

To the rear of the property, the large rear garden is enclosed with fenced and hedged borders. Large patio area adjacent to the property itself provides the ideal seating area perfect for entertaining guests leading on to the lawned area. Additional patio area to the rear provides an additional seating area to be able to benefit from the sun throughout all times of the day. Access to the side of the property leads to the driveway providing off-road parking for approximately four vehicles with walled borders providing separation from the road itself.

### **Location**

With the Church of England primary school, village store and post office alongside bus routes the village of Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore, Hempsted is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer





Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state of the art cinema complex and a 24 hour gym.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band F (£3,233.78 per annum) 2025/2026.

Electricity supply: Mains.

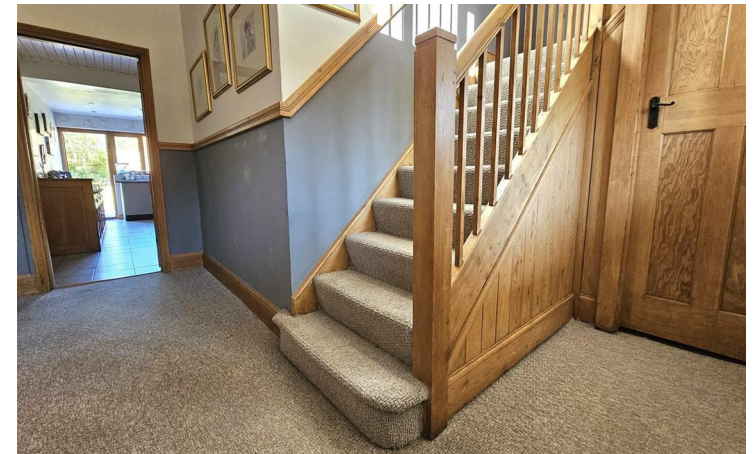
Water supply: Mains.

Sewerage: Mains.

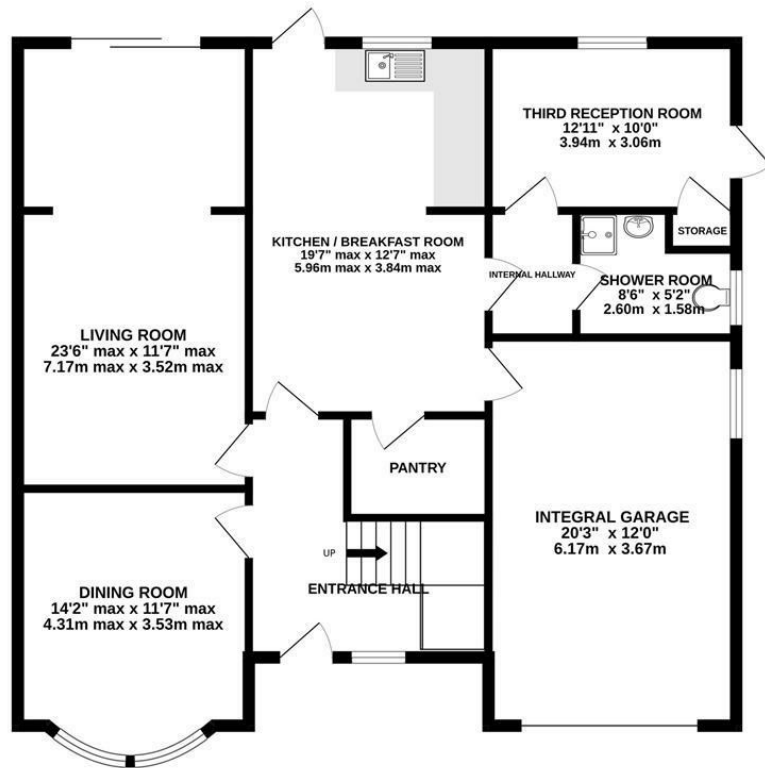
Heating: Gas central heating.

Broadband speed: Basic 8 Mbps, Superfast 39 Mbps download speed.

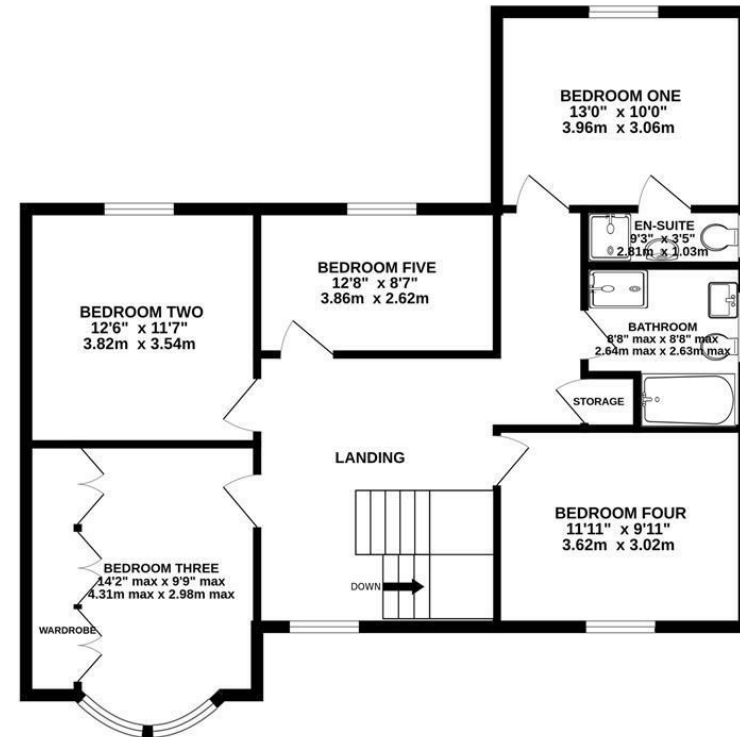
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR  
1079 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1910 sq.ft. (177.4 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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