



Stroud Road, Gloucester GL4 0BB
£670,000



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- Exceptional, extended five double bedroom detached family home
- Generous and flexible living accommodation
- Private and enclosed landscaped rear garden with raised decking area
- Elevated position with stunning far reaching views across Gloucester
- Driveway providing off-road parking for multiple vehicles and integral double garage
- EPC rating B83
- Gloucester City Council - Tax Band F (£3,233.78 per annum) 2025/2026

£670,000



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

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Entrance Hallway

Light and airy hallway provides access to the living room, kitchen, access to the loft above and two stairwells leading to the ground floor hallway and to the first floor landing.

Living Room

Spacious living room allows plenty of natural light into the room via the window overlooking the front aspect providing views across Gloucester and towards the Malverns in the distance. Log burner creates a cosy feel to the room through the winter months.

Kitchen / Family Room

Extended by the present owners to create the centre piece of the home, the room provides convenient kitchen, dining and additional living room area if required. The kitchen boasts ample worktop and storage space with integrated appliances to include two ovens, hob and dishwasher as well as convenient space for further free standing appliances. Central island provides

further storage with breakfast bar whilst under floor heating helps to keep the space warm. An abundance of natural light continues to stream into the room via the four sky lights above and bi-fold doors which provide access to the rear garden.

Internal Hallway

Located on the ground floor of the property, the area provides access to the utility room, downstairs w.c, integral double garage and to one of the double bedrooms.

Bedroom Five

Double bedroom with en-suite shower area and window overlooking the rear aspect.

Utility Room

Generous sized utility room benefits from ample worktop and storage space with plumbing provided for a tumble dryer and automatic washing machine. The room houses the combi boiler whilst window overlooks the rear aspect.



Integral Garage

Large double garage offers the potential to convert into further living space if required. Window overlooks the side aspect whilst electric roller door opens to the driveway to the front of the property.

Downstairs W.C

Modern white suite cloakroom comprising of w.c, wash hand basin, heated towel rail and window with frosted glass overlooking the side aspect.

First Floor Landing

Spacious landing provides access to a further four bedrooms, family shower room and access to a second loft above.

Bedroom One

Double bedroom with built-in double wardrobes and window overlooking the front aspect continuing to provide the exceptional views.

Bedroom Two

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

En-Suite

White suite shower room comprising of shower cubicle, w.c, wash hand basin and heated towel rail.

Bedroom Three

Double bedroom with built-in wardrobe, wash hand basin and window overlooking the rear aspect.

Bedroom Four

Currently utilised as a home office, the bedroom benefits from a window overlooking the front aspect with further views across the City.

Shower Room

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

Outside

To the front of the property, the large driveway leads to the front of the property itself with parking provided for multiple vehicles with additional lawned area to the front. Stone steps lead up to the entrance of the house itself with patio area ideal for seating and being able to take advantage of the views. Access from either side of the property lead round to the rear of the property where the garden continues to step up to a patio and artificial grassed area. In-turn this continues to step up to a raised decking area providing the opportunity to continue to admire the far reaching views. The garden is kept private by the fenced borders and the large trees to the rear leading up to the ever popular Robinswood Hill with footpath providing exceptional Countryside walks.

Location

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 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 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 F (£3,233.78 per annum) 2025/2026.

Electricity supply: Mains. Solar panels on the roof generate a substantial income of approximately £400 per annum.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 3 Mbps, Superfast 50

Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.



BEDROOM FIVE
13'11" max x 8'8" max
4.24m max x 2.63m max

UTILITY ROOM
14'0" x 9'11"
4.26m x 3.02m

SHOWER ROOM

HALLWAY
UP

WC
6'9" x 3'5"
2.06m x 1.05m

DOUBLE GARAGE
19'3" x 15'10"
5.88m x 4.82m

KITCHEN / FAMILY ROOM
24'9" x 20'1"
7.55m x 6.11m

BEDROOM THREE
13'11" max x 9'1" max
4.24m max x 2.76m max

BEDROOM TWO
13'11" max x 9'11" max
4.25m max x 3.02m max

BEDROOM ONE
11'10" x 10'6"
3.61m x 3.20m

BEDROOM FOUR
11'11" max x 8'4" max
3.62m max x 2.54m max

LIVING ROOM
16'10" max x 14'8" max
5.12m max x 4.48m max

LANDING SPLIT LEVEL

EN-SUITE
8'4" x 3'2"
2.56m x 0.98m

SHOWER ROOM
7'5" x 6'0"
2.28m x 1.84m

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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.



