The Garden House Upton Lane, Brookthorpe GL4 0UT

£675,000

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The Garden House Upton Lane, Brookthorpe GL4 0UT

• Stunning four double bedroom Eco home • Extensive open plan kitchen & dining room • Generous sized lounge with wood burner • Wrap around lawned gardens • Off-road parking with potential to extend to create more • 10 Year new build guarantee from 2019 • EPC rating TBC • Stroud District Council - Tax band G (£3,423 per annum)

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Porch
Convenient sized porch with convenient space for shoes and coats opens through to the entrance hall.

Entrance Hallway
Spacious entrance hall with solid oak wood flooring benefits from a storage cupboard below the stairwell aswell as providing access to the lounge, kitchen and utility room.

Kitchen / Diner
The extensive kitchen and dining room benefits from an abundance of natural light streaming into the room via the window overlooking the front aspect and the two sets of French doors providing access to the garden. The kitchen area itself boasts a generous amount of worktop and storage space including a central island with breakfast bar, wine fridge, rinsing sink and induction hob with extractor hood over. The kitchen further benefits from integrated fridge, freezer, dishwasher and double oven.

The dining area provides convenient space for a dining table aswell as additional worktop and storage space whilst providing access through to the lounge.

Lounge
The generous sized lounge continues the light and airy feel throughout the property via French doors, three velux windows and additional windows to both sides of the room. The oak wood flooring continues into the room from the hallway whilst the lounge additionally benefits from a log burner providing heating throughout the property.

Utility Room
The utility room benefits from further worktop and storage space with plumbing for an automatic washing machine below. Window overlooks the side access whilst access is provided to a ground floor shower room.

Shower Room
White suite shower room comprising of w.c,

wash hand basin, walk-in shower cubicle and window with frosted glass overlooking the front aspect of the property.

Landing
The first floor landing area provides access to three bedrooms, family bathroom and stairwell leading to the master suite. Window overlooks the side aspect with convenient space for a seating area if required whilst a built-in cupboard houses the water tank.

Bedroom Two
Double bedroom with access to an en-suite shower room aswell as access to a private balcony area with convenient seating space.

En-Suite
White suite shower room, with velux window above, comprises of w.c, wash hand basin, heated towel rail and walk-in shower cubicle.

Bedroom Three
Double bedroom with additional access provided to the balcony adjoined to the second bedroom.

Bedroom Four
Currently utilised as a hobby room, the room is an further double bedroom with access to an additional balcony area overlooking the front aspect and offering far reaching Countryside views.

Bathroom
Modern tiled white suite family bathroom comprises of w.c, wash hand basin, heated towel rail, bath with shower attachment and two windows both with frosted glass overlooking the front and side aspects.

Second Floor Landing
The landing space allows for further storage space accompanying the master bedroom with window overlooking the side aspect. Access is provided to the master bedroom itself aswell as an additional shower room.

Master Bedroom
Generous sized double bedroom, with vaulted ceilings and storage within the eaves, benefits from a window overlooking the side aspect and a large velux window overlooking the front aspect continuing to offer the Countryside views in the distance.

Shower Room
Tiled shower room comprising of walk-in shower cubicle, w.c, wash hand basin and velux window overlooking the front aspect.

Outside
Externally the property boasts a lawned garden which wraps around the property with fencing and gate separating the front garden from the rest. Fenced borders keep the garden a private and enclosed space whilst ample space to the side of the property is offered for a detached single garage if required. Two patio areas next to the property itself offer convenient seating areas with a summer house installed in the corner. To the side of the property by the front door the property benefits from off-road

parking for two or three vehicles on the driveway.

Location

Situated on the outskirt of Gloucester, the peaceful and rural setting of Brookthorpe offers easy access to Gloucester city centre and Stroud alike, having good travel links to both the M5 as well as public travel services with Gloucester's newly updated bus station and direct line to London Paddington via rail.

The historic city of Gloucester offers various amenities alongside access to the newly developed Gloucester Quays outlet providing various eateries, shops and boutiques.

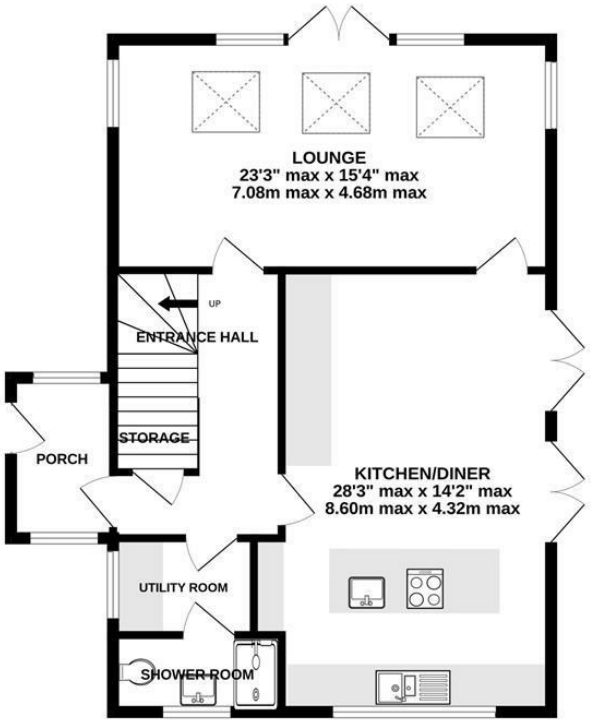
Local Authority, Services & Tenure

Freehold.

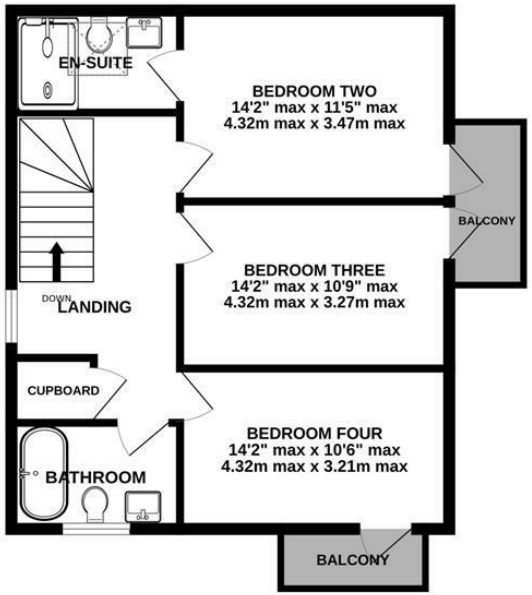
Stroud District Council - Tax band G (£3,423 per annum).

Mains water, drainage and electric are connected to the property. Solar panels on the roof provide power to the property whilst the Heat Recovery Ventilation System keeps clean airflow throughout the property and allows owners to condition the temperature to their requirements.

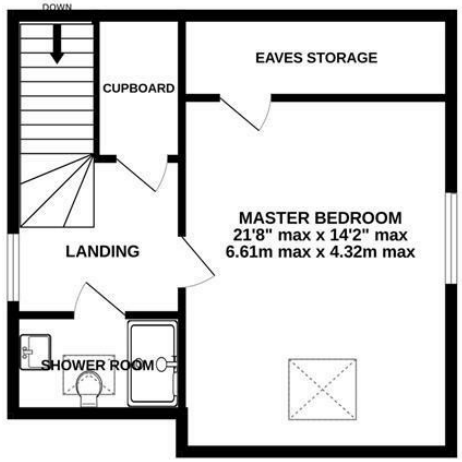
GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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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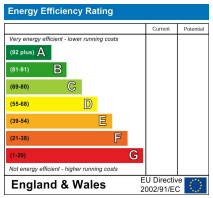
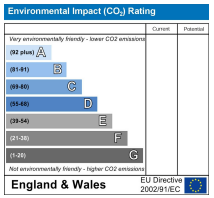
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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