

4 GEORGIAN CLOSE
ABBEYDALE, GLOUCESTERSHIRE, GL4 5DG

 Charles Lear



4 GEORGIAN CLOSE

Positioned at the end of this popular no through road, this stunning family home measures in excess of 3,000sq.ft. and has the unusual benefit of a one bedroom self-contained annexe. The accommodation is arranged over two floors and enjoys six bedrooms and four reception rooms.

- Enclosed porch leading to a wide reception hall with glazed doors to the principal rooms and a cloakroom
- Upgraded kitchen with granite work surfaces extending through to the sizeable utility room
- Beautifully proportioned formal dining room and generous sitting room with feature fireplace and glazed double doors into the conservatory which enjoys relaxing views and access into the gardens
- One bedroom annexe with an en-suite bedroom and reception room including doors into the garden
- Five first floor bedrooms including a stunning principal suite with dressing area, en-suite bathroom and Juliet Balcony overlooking the gardens, two further bedroom suites and a family bathroom to service the remaining bedrooms
- Beautifully designed and maintained gardens
- Double garage with personal door and space for plentiful off road parking

4 Georgian Close has been subject to an extensive programme of updating by the present owner and the property is now offered for sale in excellent condition. This substantial family home is bright, spacious and surprisingly versatile with six bedrooms, various reception rooms and the incorporation of an attached self-contained annexe.





SITUATION

Situated in Abbeydale at the end of this very popular no through road, Georgian Close is located within a short walk of Upton St. Leonards which boasts a pub and primary school. Gloucester City Centre, together with its excellent schools and hospital is accessible with a 10 minute drive, whilst Cheltenham is only 20 minutes distant. The M5 is easily accessible whilst the charming Cotswold town of Painswick is nearby which offers attractive parish churches together with the popular Rococo Gardens and a variety of excellent public houses and restaurants.

GENERAL INFORMATION

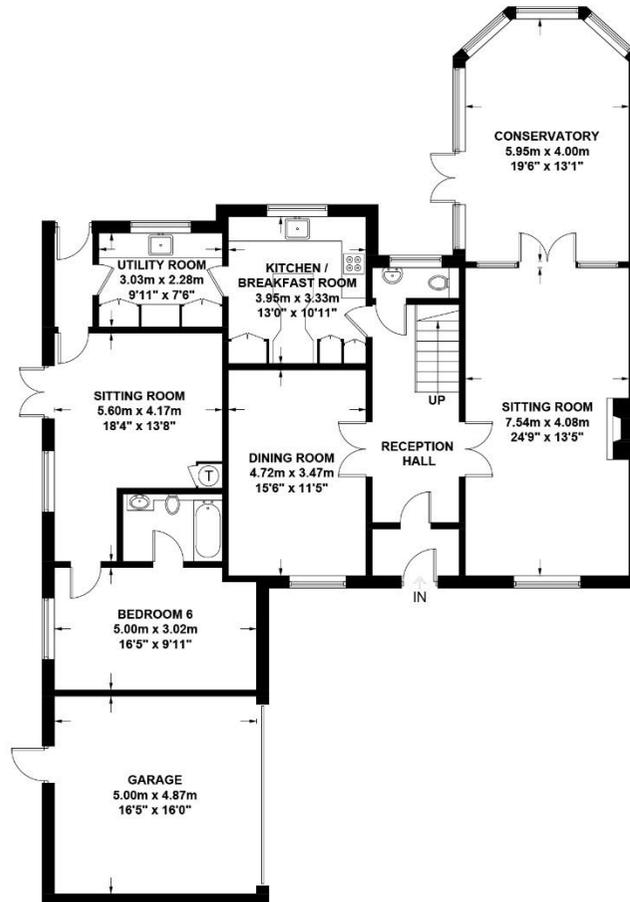
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Gloucester City Council: 01452 396396.
Council Tax Band: (F) - £2,668.82 pa. (2020/2021).

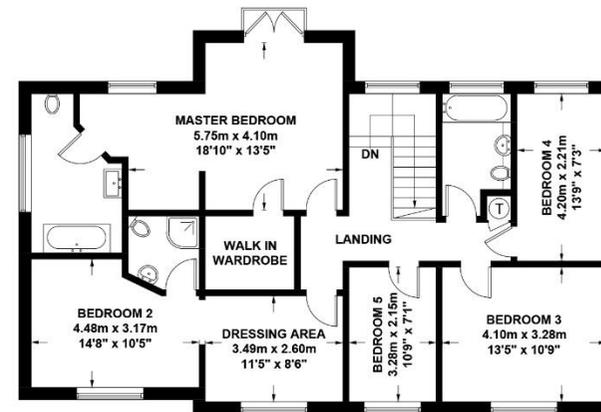
Viewings:
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 293.8 sq m / 3162 sq ft



GROUND FLOOR = 1958 SQ FT / 181.9 SQ M



FIRST FLOOR = 1204 SQ FT / 111.9 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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