

ESTATE AGENTS



# Farr & Farr

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**PRICE : £660,000**

**REF : LG22941/JF**

**250 STROUD ROAD  
GLOUCESTER  
GL4 0AU**



**A SUBSTANTIAL AND INDIVIDUAL 1930'S DETACHED HOME  
IN ONE OF GLOUCESTER'S  
PRIME RESIDENTIAL LOCATIONS**

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## **250 STROUD ROAD, GLOUCESTER, GL4 0AU**

The property built in the 1930's is of an individual and impressive design, and offers large and highly practical family accommodation with much character. The property has been continually improved and extended in recent ownership's, including the fitting of a beautiful kitchen / breakfast / family room that adjoins and overlooks the garden, the installation of 2 en-suites in bedrooms one and three, and an extension to the side giving a useful utility room as well as a double garage with workroom above. Additional features include a very large and well proportioned formal sitting room with French doors to covered terrace and overlooking the garden. A good-sized balcony to the master bedroom, again backing West, and an impressive hall and landing with lovely coloured glass flank window. To the exterior, the house is set well back from the road behind a high wall and wrought iron gates with ample parking and large drive. To the rear, the gardens are beautifully landscaped and tended, measure approximately 150 foot, back West and are very private.

This property is situated in one of Gloucester's most popular and sought after residential areas, approximately 2 miles to the south of the city centre, set in an elevated position with a private westerly aspect to the rear. Some of the city's most sought after schools are very close by and access to Cheltenham and the M5 is only a short drive.

**4/5 BEDROOMS (4 DOUBLES); 2 EN-SUITE SHOWER ROOMS;  
FAMILY BATHROOM; LARGE SITTING ROOM; DINING ROOM;  
27FT KITCHEN / BREAKFAST / FAMILY ROOM;  
IMPRESSIVE HALL & LANDING; UTILITY ROOM; CLOAKROOM;  
STUDY / BEDROOM 5; GAS CENTRAL HEATING;  
UPVC DOUBLE GLAZING; LARGE GARAGE WITH STUDIO  
WORKROOM ABOVE; QUITE BEAUTIFUL 150FT WESTERLY  
BACKING PRIVATE LANDSCAPED REAR GARDENS.**

Glazed door to :

### **ENTRANCE PORCH :**

Hanging space and light. Original part glazed door to :

### **ENTRANCE HALL :**

Of a very good size with turning staircase to landing. Understairs cupboard. Large double radiator. Corniced ceilings. 2 radiators. Telephone point. Wall thermostat. 10 light bevelled glazed door to :

### **INNER HALL :**

Oak strip floor.



**CLOAKROOM :**

Low-level WC with concealed cistern. Vanity unit with wash hand basin and cupboards below and to either side with worktops. Oak strip floor. Radiator. Part tiled walls.

**UTILITY ROOM : 8' x 7'.**

Very well fitted with inset single drainer sink unit with mixer taps. Cupboards and drawers below. Wall and base units. Plumbing for washing machine. Space for freezer. Spotlights. Consumer box. UPVC double glazed door to garden.

**SITTING ROOM : 20'8 x 17' Max.**

Deep square window to the side (South). Double glazed double French doors to covered terrace and garden (west). Lovely Adam style fireplace with marble inset (open). Deep corniced ceilings. 2 wall light points. TV point. Double radiator. Dimmer switches.

**DINING ROOM : 16'7 x 14'.**

10 light bevelled glazed oak door. Double radiator. Attractive fireplace (closed). Picture rails. Wood strip floor. Bay window to the front.





## **KITCHEN / FAMILY ROOM : 20'7 x 12'7.**

### **Kitchen Area :**

Of a very good size and beautifully fitted with custom units comprising a comprehensive range of wall and base units with granite worktops and large central island unit with breakfast area. 2 inset single drainer stainless steel sink units. Range of ovens, microwaves and plate warmers. Built-in dishwasher and larder fridge. Four ring Neff gas hob and stainless steel extractor hood above. Pelmet lighting. Dresser unit with cupboards and drawers. Internally lit crockery and glass cupboards. Inset ceiling spotlights. Under unit lights. Ceramic tiled floor. Peninsular unit divided to :



**FAMILY / SITTING AREA :**

Tiled floor. 2 sets of doors to terrace and garden. Double radiator. 2 wall light points.

**BOILER / AIRING ROOM :**

Tiled floor. Gas fired central heating boiler. Window. Light.

**FIRST FLOOR LANDING :**

Large flank window with coloured glass and leaded light detail. Deep corniced ceilings. Access to loft. Walk in airing cupboard with factory lagged cylinder and shelving above. External time clocks.

**BEDROOM 1 : 16'10 x 12'.**

Complete range of wardrobe cupboards with three mirrored sliding doors. Double radiator. Coved ceilings. Inset ceiling spotlights. Double UPVC double glazed doors to westerly facing **balcony**.

**EN-SUITE SHOWER ROOM :**

Fully tiled walls. Shower cubicle with stainless steel controls. Corner wash hand basin. Low-level WC. Tiled floor. Inset ceiling spotlights. Wall mirror.



**BEDROOM 2 : 15'4 x 14'9.**

Large double wardrobe cupboard with mirrored sliding doors. Vanity unit set into worktops with cupboards below. Double radiator. Inset ceiling spotlights. 2 wall light points.



**BEDROOM 3 : 15'6 x 14'7.**

Bay window to the front. Radiator. Large double wardrobe cupboard with mirrored sliding doors.



**EN-SUITE SHOWER ROOM :**

Fully tiled walls. Corner shower with stainless steel controls and glazed sliding doors. Wash hand basin. Low-level WC. Inset ceiling spotlights.

**BEDROOM 4 : 13' x 9'3.**

Double wardrobes and over bed cupboards. Double radiator. Picture rails. Window to the side and door to :

**BEDROOM 5 / STUDY : 13' x 6'8.**

Window to the side and rear. Built-in shelved cupboards and desk. Double radiator.

**BATHROOM :**

Beautifully fitted with panelled bath with mixer taps and shower attachment, vanity unit with wash hand basin set into worktops with cupboards below and to the side. Large mirror. Pelmet lighting. Large shower cubicle with marbrex splashbacks. Mira controls. Low level WC. Part tiled walls. Vinyl floor. Heated towel rail / radiator. Inset ceiling spotlights. Extractor fan.

**EXTERIOR :****FRONT GARDENS :**

High walling. Double wrought iron gates to area of macadam driveway with parking for 4 / 5 cars. Turning area. Brick pavia path detail. Lawns to one side with raised shrub beds and high hedges to either side giving privacy. Side access with wide wrought iron gate. Carriage light. Security light.

**GARAGE : 18'3 x 20'6**

L-shaped with three up and over doors (2 electric to the front and 1 to the rear). Light and power. Worktop. Internal staircase to :



**WORKROOM / STUDIO : 18'6 x 15' (approximately).**

Workbenches. Cupboards. Lighting. Window to the rear.

**REAR GARDENS :**

Westerly backing and very private. Beautifully landscaped with very large area of paved terrace. Shrub beds. Stone retaining wall. Large pond with ornate waterfall and shrub and flowerbeds to side. Steps to large area of lawns with close boarded fencing and mature mixed evergreens, hedges and bushes, giving near complete privacy. Outside security lighting and tap. Arch to concealed area with timber garden shed (ideal for storage and compost).







**EPC RATING : TBC**

**NOTE :** All measurements are approximate.

**VIEWING STRICTLY BY  
APPOINTMENT THROUGH  
THE AGENT.**

