



Green Lane, Gloucester GL3 2LB

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HERE TO GET YOU THERE

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Hunters Estate Agents proudly present 'Craiglands' for sale. This fabulous 4/5 bedroom detached family home is set within its own private grounds, extending to in excess of 0.5 acres of formal landscaped gardens. There is no onward chain to the sale of this house.

This fine property, commissioned and constructed Circa 2007, is offered to the market in exceptionally good condition throughout, with highly adaptable accommodation that will suit a variety of requirements. The house accommodation is as follows

Ground Floor: The central entrance foyer gives access to the first floor, living room, kitchen, dining room and Cloakroom. The living room has triple aspect windows enjoying all the impressive views surrounding this property. The Dining room sits to the rear. The kitchen spans the full depth of the property with modern fittings and a central island. To the right of the kitchen is a virtually self-contained ground floor one bedroom studio. This could be used as an annex for a relative, a guest suite, a teenager flat or as two further reception rooms. This part of the property would also be ideal for anyone wanting a home office, gym, playroom or luxury utility/boot room.

First Floor: The central staircase gives access to three double bedrooms and a family bathroom. Bedroom five also gives access to bedroom three, another double bedroom positioned over the annex.

Outside: The property is accessed via twin wrought Iron Gates and a winding drive leading to the detached double garage with power and lighting installed. The property benefits from a very pleasant, elevated position with views across Chosen Hill over the scarp and Severn Vale. The hill is home to over 11 hectares of nature reserve.

Offered for sale with no onward chain, this property can be owned at short notice if required.

Summary - Possible one of the most impressive houses we have listed this year. It is imperative that anyone considering this property arranges a viewing to truly appreciate wha





Dimensions

Sitting Room

12'6" x 19'5"

Dining Room

10'11" x 12'2"

Study

11'6" x 11'5"

Kitchen

13'5" x 19'5"

Cloakroom with (WC)

6'5" x 2'11"

Bedroom Two - (On Ground Floor)

11'8" x 11'7"

Bathroom - (On Ground Floor)

7'8" x 4'6"

Bedroom One

12'6" x 19'6"

Bedroom Three

11'6" x 12'10"

Bedroom Four

13'3" x 9'0"

Bedroom Five

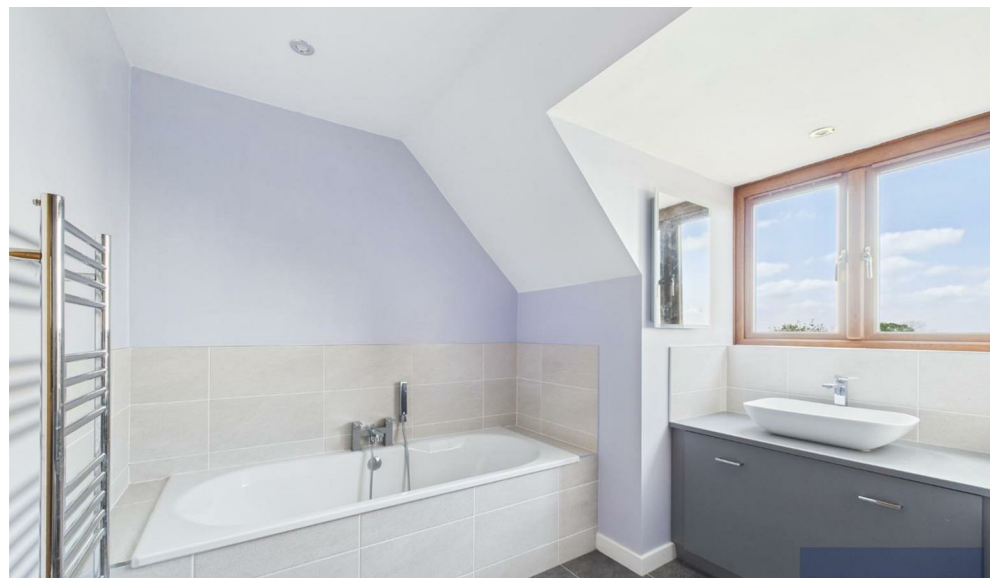
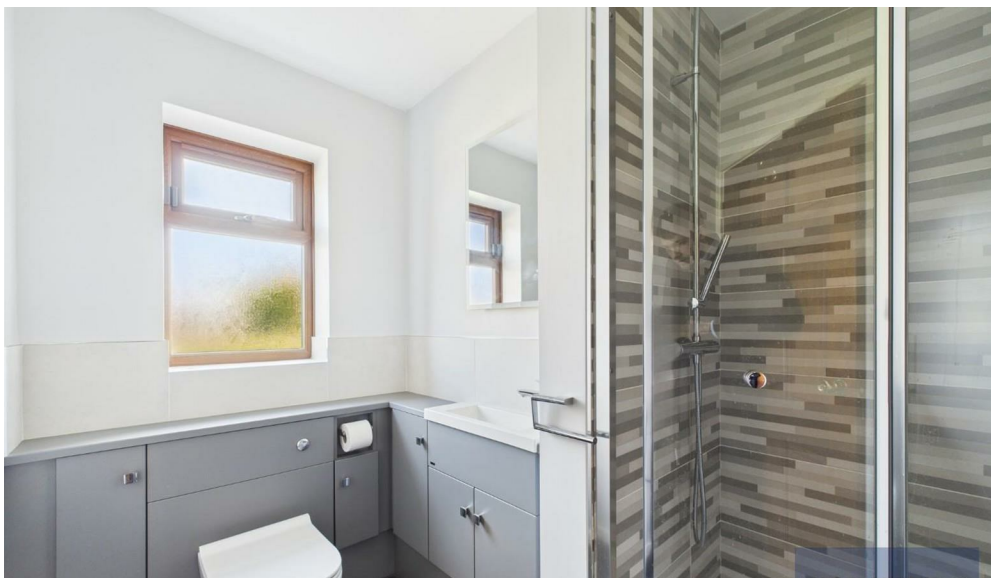
10'9" x 10'0"

Family Bathroom

10'11" x 6'9"

Double Garage

18'8" x 18'10"

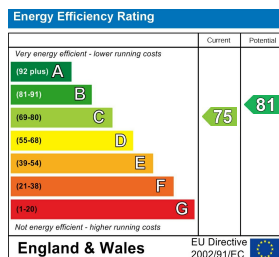
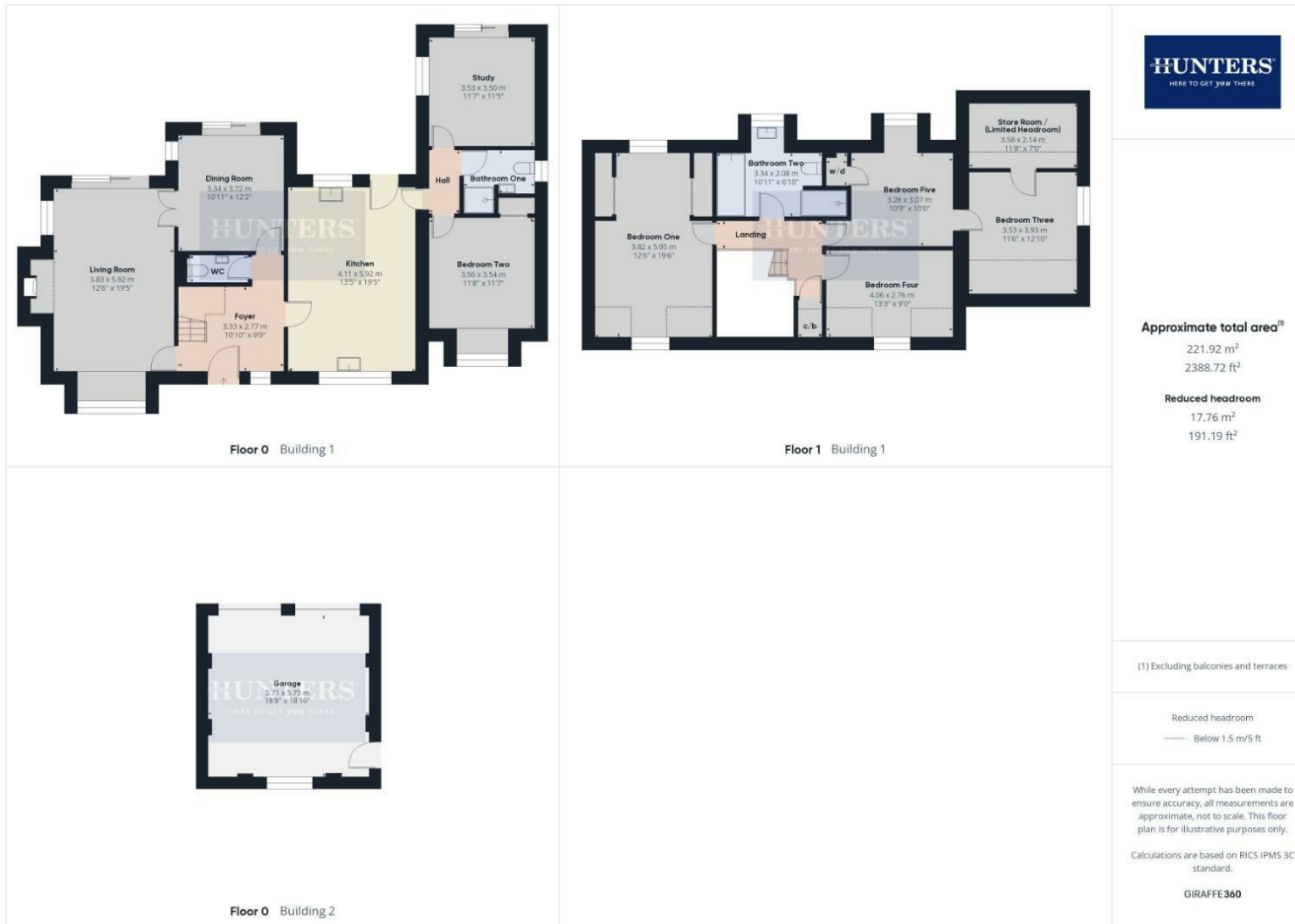


Key Features

- Luxury Detached 4/5 Bedroom House with Commanding Elevated Position
- Over 1/2 Acre of formal Landscaped Garden
- Double Garage
- Two Bathrooms & A Modern Fitted Kitchen with Island
- Council Tax Band G | Energy Rating (EPC) C
- Excellent Views From All Directions
- Gated Entrance with winding driveway Leading to The House
- Three Reception Rooms
- NO ONWARD CHAIN
- Tenure - Freehold



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Cheltenham -
01242 528500 <https://www.hunters.com>

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