

134 BARNWOOD ROAD  
GLOUCESTER, GLOUCESTERSHIRE, GL4 3JW

 Charles Lear





## 134 BARNWOOD ROAD

A substantial and characterful semi-detached house in a sought-after location near to the City centre. The house is set back from the road and offers parking, garaging and a magnificent garden. In all about 0.202 acres. Internally, the accommodation is both light and spacious, offering versatile living space and plentiful bedrooms, in all measuring 3,491sq.ft.



### DESCRIPTION

An excellent opportunity to purchase a substantial residence in a sought-after position, set back from the road, and enjoying a stunning mature garden. 134 Barnwood Road has the character and proportions so typical with the era including fireplaces, high ceilings, cornicing and tall skirting boards. The property also offers further potential to extend and enlarge if desired. Outside and to the front of this magnificent house is a tarmac driveway providing off road parking for a number of cars together with a single garage providing excellent storage. Having previously been used as two separate dwellings, the layout and use of the rooms is atypical, though could relatively easily be altered if required. Steps rise to the imposing front door which leads through to a wide reception hall servicing the principal living accommodation. The ground floor provides two excellent sitting rooms, both enjoying bay windows and characterful fireplaces. Also on the ground floor is a kitchen opening into a dining room, a utility room opening into the garden and a bathroom. Stairs lead down to the lower ground floor where two bedrooms/secondary living spaces and a bathroom may be found. The first floor presently offers three excellent double bedrooms sharing a family bathroom and a utility room (formerly a second kitchen) whilst the top floor plays host to four further bedrooms and a shower room. Outside and to the rear of the house is a much larger than expected garden, laid predominantly to lawn, bound by mature trees, shrubs and fencing. The garden is also favoured with pedestrian side access.





### SITUATION

Set back from the road, this charming property is situated on one of the city's most sought after roads. Conveniently located within walking distance of a range of local amenities, the vibrant city centre, Gloucester Cathedral and the docks, the property is also favourably placed for access to the main transport networks including Gloucester train station. The property backs onto a popular local primary school and is within walking distance of Barnwood Park Secondary School. Nearby Grammar Schools include The Crypt School, Denmark Road High School and Ribston Hall High School.

### SERVICES

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

Local Authority:

Gloucester City Council: 01452 396396.

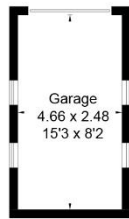
Council Tax Band: (D) – £2,138.06pa. (2024/2025).

EPC Rating: E.

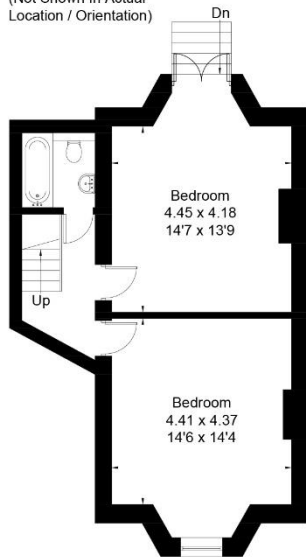
### VIEWINGS

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

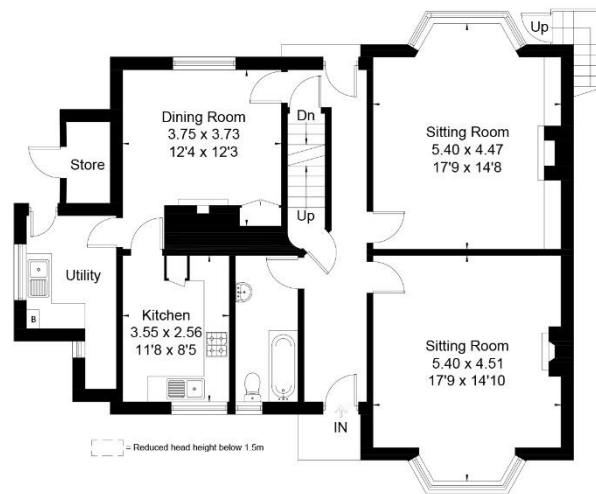
Approximate Floor Area = 324.3 sq m / 3491 sq ft  
 Garage / Store = 13.7 sq m / 147 sq ft  
 Total = 338 sq m / 3638 sq ft



(Not Shown In Actual Location / Orientation)



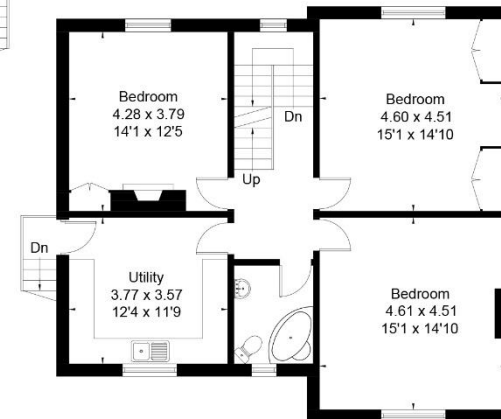
Lower Ground Floor



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68829