

WILKINSON

SALES • LETTINGS • MANAGEMENT

£750,000

Cambrian Road, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



3

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Executive Detached House
- Kitchen/Breakfast Room with Integrated Appliances
- Utility Room
- Lounge with Wood Burner
- Dining Room
- Study
- Snug
- Four Double Bedrooms
- Two Ensuites & Family Bathroom & Downstairs WC
- Large Rear Garden with Wildlife Pond
- Double Garage with Family Room & WC Above
- Ample Parking
- UPVC Double Glazing & Gas Central Heating

Wilkinson SLM are delighted to present for sale this executive and uniquely designed four-bedroom detached home, offering expansive living spaces that blend modern comfort with functionality. Perfectly located in the sought-after Walton Cardiff area, this family-loved home provides the best of both worlds: a community atmosphere and the serene feeling of countryside living, all within a short walk from your back door. With five years of NHBC warranty remaining, this home is truly a rare find.

Upon entering through the front door, you are greeted by a bright and airy hallway that sets the tone for this exceptional home. To the left is a study, ideal for remote working or quiet retreat. Opposite, to the right of the hallway, is a versatile room, perfect as a snug, playroom, or games room—limitless in its potential.

The heart of the home lies beyond the staircase, where a door leads into the open-plan living space, delivering a true WOW factor. The dining room flows seamlessly through an archway into the spacious lounge, featuring French doors that open onto breathtaking views of the rear garden. A wood-burning stove adds warmth and charm to this inviting area, perfect for cozy evenings.

From the dining room, another archway leads to the contemporary kitchen/breakfast room, showcasing sleek base and wall units, a built-in tower electric oven, a grill and a central island with an induction hob and extractor hood. Two Velux windows and additional French doors bathe the space in natural light, offering views of the garden.

The utility room adjacent to the kitchen includes extra storage, space for a washing machine, and access to both the driveway and double garage. The ground floor is completed by a downstairs WC and an under-stairs cupboard for additional storage.

The first floor accommodates four generously proportioned double bedrooms and a modern family bathroom. Bedroom one and bedroom two boast stylish en-suite shower rooms and built-in sliding wardrobes, while bedroom three features a built-in double wardrobe.

The showstopper of this property is the immense rear garden, offering the tranquillity of countryside living. A large patio provides the perfect setting for outdoor furniture, while the expansive lawn leads to a wildlife pond. The garden is enclosed and private, with a pergola-covered patio area, ideal for year-round entertaining—even barbecues in winter!

The home features a double garage with power, lighting and a separate storage cupboard. From the garage, a door leads to a lobby with stairs ascending to a versatile room. This could serve as a family room, games room, or entertainment hub—perfect for hosting gatherings. A separate WC completes this space, enhancing its practicality.

Further complementing this family loved home is an ample driveway offering parking for multiple vehicles, UPVC double glazing throughout and gas central heating.

This one-of-a-kind home is ready for its next family to cherish and enjoy. Book your viewing today and take the first step toward making your dream home a reality!

Lounge 25' 5" x 15' 10" (7.75m x 4.83m)

Kitchen/Breakfast Room 13' 6" x 17' 10" (4.11m x 5.44m)
maximum measurements

Utility Room 5' 2" x 5' 8" (1.57m x 1.73m)

Dining Room 18' 1" x 12' 9" (5.51m x 3.89m)
maximum measurements

Study 6' 8" x 9' 2" (2.03m x 2.79m)

Snug 10' 7" x 10' 9" (3.23m x 3.28m)
maximum measurements

Bedroom One 14' 2" x 14' 0" (4.32m x 4.27m)
maximum measurements

Ensuite One 7' 5" x 4' 10" (2.26m x 1.47m)

Bedroom Two 11' 11" x 9' 0" (3.63m x 2.74m)

Ensuite Two 4' 7" x 7' 6" (1.40m x 2.29m)

Bedroom Three 9' 0" x 11' 11" (2.74m x 3.63m)
maximum measurements

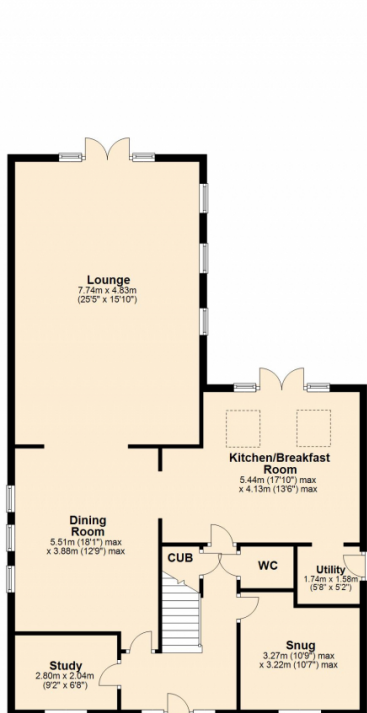
Bedroom Four 9' 0" x 10' 6" (2.74m x 3.20m)
maximum measurements

Bathroom 5' 8" x 8' 0" (1.73m x 2.44m)

Double Garage 19' 4" x 18' 1" (5.89m x 5.51m)

Family Room 19' 9" x 18' 1" (6.02m x 5.51m)
maximum measurements

Ground Floor
Approx. 152.0 sq. metres (1635.6 sq. feet)



First Floor
Approx. 106.9 sq. metres (1150.9 sq. feet)



Total area: approx. 258.9 sq. metres (2786.5 sq. feet)
This plan is not to scale and is for guidance only. Produced by PlanIt.
Plan produced using PlanIt.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Walton Cardiff, GL20

