



R B WALTERS ESTATE AGENTS

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The Wheatridge, Gloucester, GL4 4DQ.

Use This Section to Record Your Own Personal Property Notes -

Rare Opportunity

Wealth of Charm and Character

Four Bedrooms

Two Bathrooms and Separate WC

Garage and Plenty of Parking

Stunning Period Home

Extremely Spacious Accommodation

Four Reception Rooms

Large Gardens

Gated Development

£650,000

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UNIQUE and RARE opportunity to acquire a strikingly stunning Edwardian family home in a GATED development with extensive gardens, large garage and plenty of space for parking.

This beautiful semi-detached home has been sympathetically and beautifully enhanced by the current owners and provides exceptionally spacious accommodation throughout with no fewer than 3 wood burning stoves providing focal points to the lounge, dining room and snug. The large picture windows ensure an abundance of natural light fills every room and there is an en suite to the master bedroom, a balcony of the rear bedroom and a large garage and outdoor bar as well as additional reception room which would make an ideal office, art studio, salon or playroom.

The property is situated in a small gated development of just four properties and is set behind further private gates ensuring optimum privacy. Properties of this stature and appeal are rarely available and we would strongly encourage viewing to fully appreciate everything Morningside has to offer.

Agents Note

Please be aware the postcode for the property can sometimes take you to the wrong location and it is important that you enter via The Wheatridge off of Painswick Road and then at the top of the hill you will see Autumn Rise and the gated entrance on your left hand side.

Services

Mains Gas Central Heating
Mains Electric
Mains Water (not metered)
Mains Drainage
Superfast Fibre Broadband Available

Entrance Hall

Living Room 14' 10" x 13' 10" (4.52m x 4.21m)

Dining Room 16' 11" x 12' 4" (5.15m x 3.76m)

Snug 13' 5" x 13' 4" (4.09m x 4.06m)

Kitchen/Breakfast Room 13' 5" x 13' 3" (4.09m x 4.04m)

Rear Lobby

Cloakroom

Utility Room 9' 5" x 8' 2" (2.87m x 2.49m)

Office/Art Room 15' 9" x 8' 8" (4.80m x 2.64m)

First Floor

Bedroom 13' 11" x 13' 4" (4.24m x 4.06m)

En Suite Shower

Bedroom 16' 10" x 12' 4" (5.13m x 3.76m)

Bedroom 13' 4" x 9' 11" (4.06m x 3.02m)

Bedroom 13' 3" x 7' 2" (4.04m x 2.18m)

Balcony 13' 11" x 6' 10" (4.24m x 2.08m)

Bathroom

OUTSIDE

Large Gardens

Ample Driveway Parking

Outdoor Bar 17' 5" x 9' 8" (5.30m x 2.94m)

Garage/Workshop 19' 1" x 16' 5" (5.81m x 5.00m)

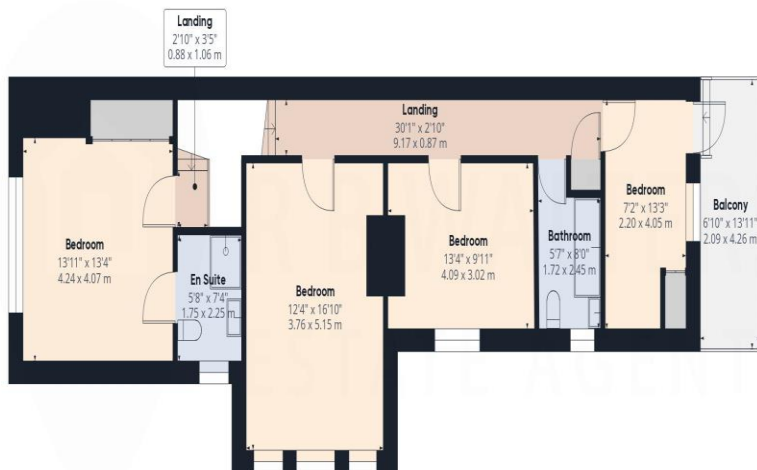


Ground Floor

Approximate total area⁽¹⁾

2415.99 ft²

224.45 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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