



R B WALTERS ESTATE AGENTS

R B Walters Estate Agents

Tel: 01452 260993

www.rbwaltersestateagents.co.uk

Email: enquiries@rbwalters.co.uk



Church Lane, Barnwood, Gloucester, GL4 3JB.

Use This Section to Record Your Personal Property Notes -

Exquisite Detached Home

Completely Private Surroundings

Double Garage

Three Bathrooms

Ample Parking with Electric Gates

Stunning Gardens

Close to Arboretum

Four Bedrooms

Three Reception Rooms

Chain Free

Guide Price £850,000

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Pictures speak 1000 words so take a moment to look at this superb residence with stunning gardens of approximately 2/3 acre in an idyllic position close to Barnwood Park Arboretum.

Every so often a property becomes available that takes your breath away and this is that one. Enjoying arguably, one of the best positions within Gloucester and having been individually designed and built in the 1970's this detached house provides spacious accommodation throughout with a large amount of parking, double garage and stunning gardens which offer complete privacy and are bordered on one side by Wotton Brook.

From the impressive entrance hall with staircase rising directly ahead of you, you immediately get a feeling of what lies ahead. Each room is filled with natural light thanks to the larger than normal windows and the double aspect nature to so many. There is a good size lounge, spacious dining room which is ideal for large family gatherings and a snug/office suitable for anyone needing to work from home. The large kitchen/breakfast room is complimented by a good size utility adjacent, and for anyone needing decent storage and a workshop then you are well catered for too. There is also a ground floor shower room. Upstairs the landing has access to a small sun terrace and there are four good size bedrooms with en suite to the master and a further family bathroom. A central vac system services the property.

Approached via electric gates and well screened from the road the driveway parking gives room for numerous cars with plenty of space to effortlessly turn around. There is also a double garage. The enviable gardens are bordered on one side by the brook with concrete steps and a slipway giving access to it and the rear is surrounded by land belonging to the church with restrictions on it preventing it from being built on. The gardens are mainly laid to lawn and extend to approximately 2/3 of an acre with a variety of mature shrubs and trees including several with tree preservation orders. It is not uncommon to witness a variety of wildlife within the gardens.

Services

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

Entrance Hall 21' 5" x 10' 10" (6.52m x 3.30m)

Lounge 24' 8" x 13' 2" (7.51m x 4.01m)

Dining Room 15' 2" x 12' 0" (4.62m x 3.65m)

Kitchen/Breakfast Room 17' 4" x 12' 1" (5.28m x 3.68m)

Utility Room 8' 5" x 8' 2" (2.56m x 2.49m)

Snug/Office 13' 8" x 10' 5" (4.16m x 3.17m)

Storage Room 15' 2" x 8' 2" (4.62m x 2.49m)

Enclosed Workshop 20' 3" x 6' 8" (6.17m x 2.03m)

Shower Room

First Floor

Bedroom 15' 3" x 13' 3" (4.64m x 4.04m)

En Suite

Bedroom 12' 0" x 10' 5" (3.65m x 3.17m)

Bedroom 11' 6" x 11' 2" (3.50m x 3.40m)

Bedroom 8' 9" x 8' 4" (2.66m x 2.54m)


Bathroom

Ample Parking

Double Garage

Gardens Approximately 2/3 Acre

Energy Efficiency Rating

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

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor

Approximate total area⁽¹⁾

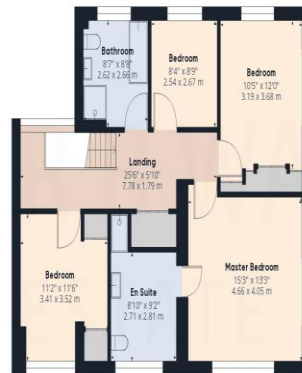
2686.18 ft²

249.55 m²

Reduced headroom

12.57 ft²

1.17 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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