



R B WALTERS ESTATE AGENTS

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Grovelands, Barnwood, Gloucester, GL4 3JF.

Use This Section to Record Your Personal Property Notes -

Exquisite Detached Home

Two En Suites

Double Garage

Stunning Lounge

Private, South West Facing Garden

Five Bedrooms

Superior Quality Finish

Parking for 6 or More Vehicles

Garden Office

Fully Fitted Kitchen/Breakfast Room

£700,000

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A truly stunning executive home with ample parking for numerous vehicles, double garage and garden office and located towards the end of a small close within walking distance of the Arboretum and Barnwood school.

The finish on this extremely spacious detached home is quite exquisite and the appeal is evident from the moment you enter the central hallway with porcelain tiled floor from where you can access all the ground floor principle rooms. Underfloor heating is fitted to all hard floor areas and there is a sumptuous kitchen/breakfast room with a full range of fitted appliances complimented by granite work surfaces. In addition the large, square lounge and separate dining room both offer direct access to the garden and there is a utility and cloakroom as well as access to the double garage.

Upstairs a generous landing provides welcome space between the bedrooms which are all generous in size and bar one benefit from fitted wardrobes. The master bedroom is a particularly appealing space with a complete wall of fitted furniture, matching bed base and side tables, drawer units and further built in cupboard as well as en suite bathroom which offers double shower and a limestone double ended bath ideal for a long lazy soak in the bubbles. A further en suite can be found in bedroom two and the other three bedrooms are all of good proportions and there is a family bathroom.

The accommodation is extremely well presented, wonderfully light and tastefully and carefully presented to create an extremely welcoming and warm family home.

Outside the driveway provides ample parking for even the most extravagant of car collectors and there is a double garage for those looking to put the car away or wanting a workshop. Seating areas can be found well screened at the front of the house with French doors from the kitchen and also in the rear garden which is landscaped with a simple design and enjoys a private South Westerly aspect.

Services
Mains Gas Central Heating with Underfloor Heating
Mains Electric
Mains Water (metered)
Mains Drainage
Superfast Fibre Broadband Available

Entrance Hall

Cloakroom

Lounge 18' 0" x 15' 4" (5.48m x 4.67m)

Dining Room 16' 0" x 10' 3" (4.87m x 3.12m)

Kitchen/Breakfast Room 16' 7" x 15' 0" (5.05m x 4.57m)

Utility Room 6' 4" x 6' 0" (1.93m x 1.83m)

First Floor Landing

Bedroom 18' 0" x 14' 3" (5.48m x 4.34m)

En Suite Bathroom

Bedroom 15' 0" x 11' 8" (4.57m x 3.55m)

En Suite Shower Room

Bedroom 12' 0" x 11' 2" (3.65m x 3.40m)

Bedroom 9' 1" x 9' 0" (2.77m x 2.74m)

Bedroom 8' 0" x 7' 2" (2.44m x 2.18m)

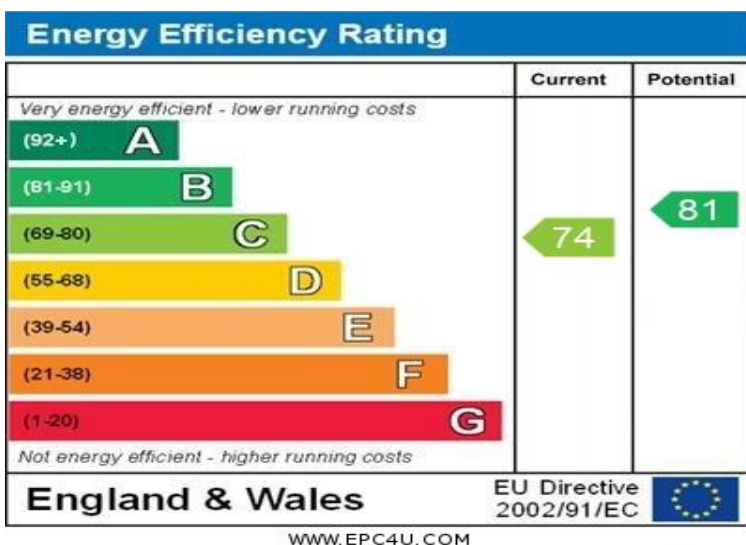
Bathroom

OUTSIDE

Driveway Parking

Double Garage

Rear Garden and Garden Office



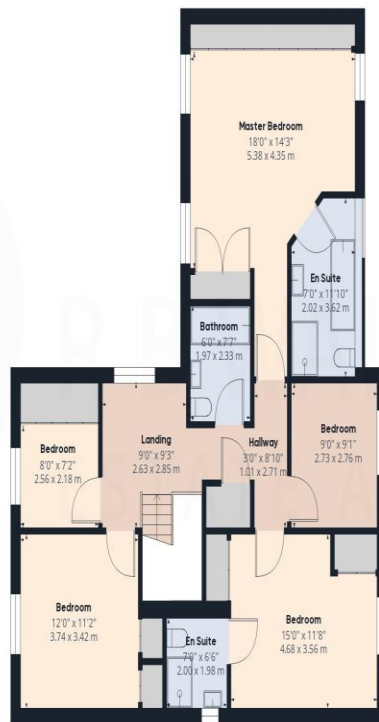


Ground Floor Building 1

Approximate total area⁽¹⁾

2369.89 ft²

220.17 m²



Floor 1 Building 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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