



R B WALTERS ESTATE AGENTS

R B Walters Estate Agents

Tel: 01452 260993

www.rbwaltersestateagents.co.uk

Email: enquiries@rbwalters.co.uk



## Woods Orchard Road, Upper Tuffley, Gloucester, GL4 0BU.

Use This Section to Record Your Own Personal Property Notes -

**Beautifully Presented Detached Home**

**Close to Robinswood Hill and Gloucester G.C**

**Two Garden Offices**

**Plenty of Parking and Garage/Storage**

**Open Plan Kitchen/Diner**

**Breathtaking Views**

**Four Double Bedrooms with Two En Suites**

**Potential to Adapt Offices Subject to Consents**

**Good Size Private and Sunny Gardens**

**High Quality Finish Throughout**

**£675,000**

# Woods Orchard Road, Upper Tuffley, Gloucester, GL4 0BU.

£675,000

Being sold with no onward chain this stunning and beautifully presented home also provides two garden offices and enjoys far reaching 180-degree panoramic views from its elevated position in Upper Tuffley within walking distance of Robinswood Country Park.

The current owners have enhanced and maintained this impressive, detached home in the highest order and it enjoys an enviable location in this quiet road at the foot of Robinswood Hill. With 4 double bedrooms, two having en suite facilities, a recently refitted family bathroom along with ample driveway parking, garage (currently used as a storage/workshop) and a good size rear garden this an ideal family home. Furthermore the two outdoor offices could easily be adapted to suit a multitude of uses (subject to any required permissions and consents).

The whole property affords wonderfully light and spacious accommodation with the heart of the home being the impressive open plan kitchen, dining and family room with doors out onto the raised patio. Fully fitted with a range of high-quality appliances there is plenty of storage and worktop space complimented by a good size utility with granite worktops throughout. The large lounge enjoys the far-reaching views across the garden and has a feature media wall with inset fire and there is also a separate study/home working area.

The front drive offers parking for numerous vehicles and leads to a garage currently used for storage and as a workshop whilst the rear garden has a large, raised sun terrace and mature landscaped gardens with a tranquil water feature running top to bottom.

Good schooling for all ages including some of Gloucestershire's best regarded grammar schools are all within a mile distance as are several convenience stores including Tesco express, Asda, Co-Op and Morrisons whilst the city centre, train station and M5 interchanges are all a short drive away. Whilst convenient and near all amenities it must be noted that this property has stunning woodland and countryside on its doorstep and really offers the best of both worlds.

This exceptional property really does offer something for everyone and the quality of finish, location and generous space both internally and externally can only be fully appreciated by an internal inspection.

## Services

- Mains Gas Central Heating
- Mains Electric
- Mains Water
- Mains Drainage
- Broadband Available

## Entrance Hall

## Cloakroom

**Study Space** 11' 4" x 7' 1" (3.45m x 2.16m)

**Lounge** 21' 10" x 11' 2" (6.65m x 3.40m)

**Kitchen/Diner** 20' 7" x 13' 4" (6.27m x 4.06m)

**Utility Room** 10' 2" x 6' 9" (3.10m x 2.06m)

## First Floor Landing

**Bedroom** 15' 3" x 11' 4" (4.64m x 3.45m)

## En Suite Shower

**Bedroom** 13' 4" x 8' 7" (4.06m x 2.61m)

## En Suite Shower

**Bedroom** 10' 2" x 9' 8" (3.10m x 2.94m)

**Bedroom** 10' 7" x 7' 3" (3.22m x 2.21m)

## Bathroom

## OUTSIDE

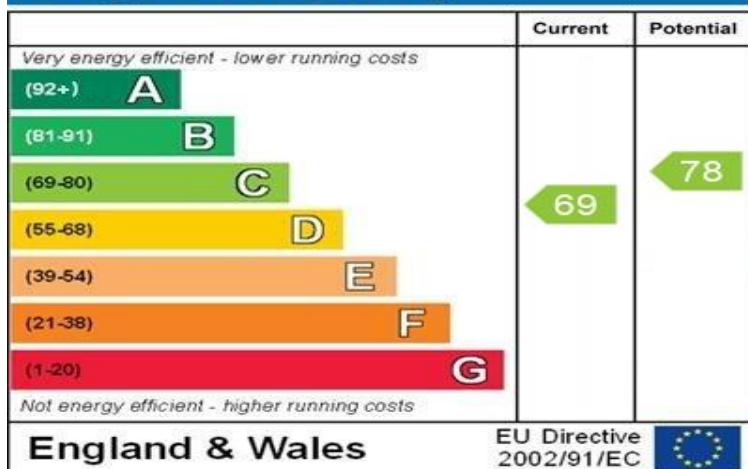
**Driveway Parking for Numerous Vehicles**

**Garage/Store**

**Two Garden Offices with WC**

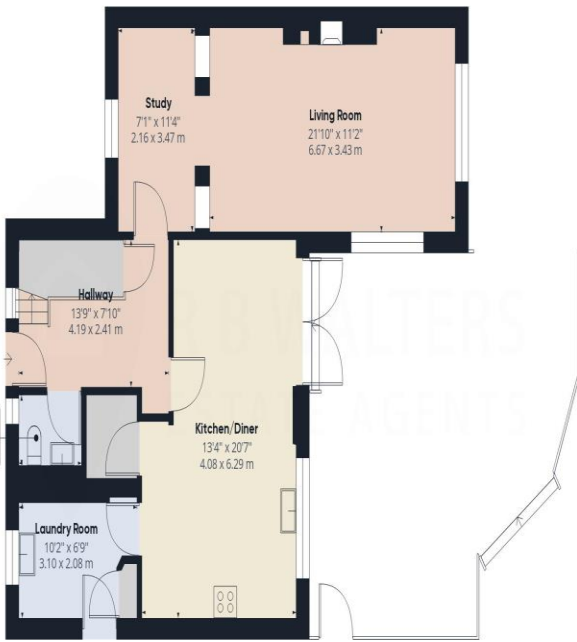
**Rear Garden**

## Energy Efficiency Rating

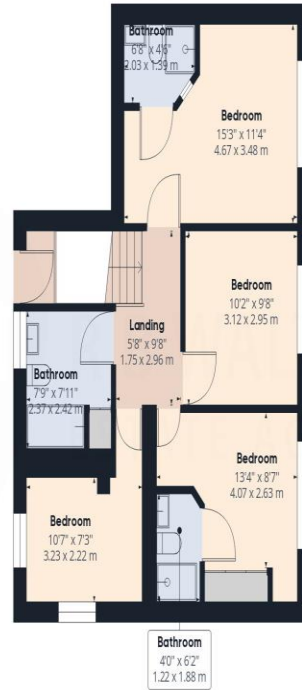


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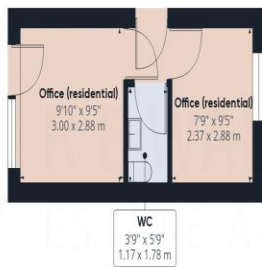
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1614.26 ft<sup>2</sup>

149.97 m<sup>2</sup>

Balconies and terraces

444.87 ft<sup>2</sup>

41.33 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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