



R B WALTERS
ESTATE AGENTS



*Woods Orchard Road, Tuffley,
Gloucester, Gloucestershire, GL4 0BU*

Offers in the Region Of

Offered for sale with no onward chain, this beautifully presented detached home is a rare find, combining modern luxury with an enviable location.

Nestled in an elevated position in Tuffley, it boasts panoramic 180-degree views and is just a short walk from the picturesque Robinswood Country Park. This home has been meticulously maintained and upgraded by the current owners, ensuring the highest standards of comfort and style. This peaceful road at the foot of Robinswood Hill offers a tranquil escape, yet you're still within easy reach of all amenities.

The property provides spacious and versatile living with a perfect balance of space and privacy epitomised with a stunning open plan kitchen and living area being the heart of the home. This expansive room is flooded with natural light and offers seamless access to the raised patio. The kitchen is a chef's dream, featuring high-quality appliances, ample storage, and granite worktops, complemented by a practical utility room. The large lounge is designed to make the most of the far-reaching views, with a feature media wall and an inset fire for a cosy atmosphere. A separate study area is perfect for home working or study. Upstairs are four generous double bedrooms, including two with en-suite bathrooms and a recently refitted family bathroom completes the well-appointed interiors.

Outside the property features two charming garden offices, offering the flexibility to adapt to your needs, whether as a home office, studio, or gym (subject to permissions). The large rear garden is a peaceful haven, complete with a sun terrace, landscaped gardens, and a serene water feature flowing from top to bottom. The spacious front driveway offers plenty of parking for multiple vehicles, leading to a versatile garage currently used for storage and as a workshop.

This exceptional home combines the best of both worlds. While it's nestled in a quiet, serene location with stunning countryside views, it's also close to excellent local amenities. Within a mile, you'll find highly regarded schools, including Gloucestershire's best grammar schools, as well as a variety of convenience stores like Tesco Express, Asda, Co-op, and Morrisons. The city centre, train station, and M5 motorways are all just a short drive away.

Whether you're seeking a peaceful retreat or a vibrant family home, this property offers the perfect balance of space, comfort, and location.

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

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



Office 1

9' 10" x 9' 5" (2.99m x 2.87m)

Office 2

9' 5" x 7' 9" (2.87m x 2.36m)

WC

Rear Garden



Ground Floor Building 1

Approximate total area⁽¹⁾

804.17 ft²

74.71 m²

Balconies and terraces

444.87 ft²

41.33 m²

(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.

GIRAFFE360