



**R B WALTERS**  
ESTATE AGENTS



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*Homleigh, Bristol Road, Quedgeley,  
Gloucester, Gloucestershire, GL2 4ND*

*£600,000*



Step inside Homleigh, and you're almost certain to find everything you've been looking for in your next home.

This superb, detached property has been significantly extended by the current owner, offering exceptionally well-presented and flexible living space throughout.

Set well back on an extensive plot, this charming dormer bungalow is designed for both comfort and style. At its heart is a magnificent 20ft square kitchen/breakfast room, providing the perfect space for cooking, dining, and gathering. But the rest of the home is equally impressive. The ground floor also features a separate utility room, dining room and a lounge with a feature wood-burning stove as well as two double bedrooms and a bathroom, making it ideal for single-level living.

Upstairs, the impressive master suite boasts a large bathroom with a dual-seated jacuzzi bath and a spacious dressing room. There are also two further double bedrooms and a family bathroom.

Outside, the block-paved driveway extends beyond wrought iron gates all the way to the rear garden, where a double garage and ample parking await. The extensive and private rear garden offers a fantastic space to relax, entertain, or play.

Wherever you look, this beautiful home exudes warmth, love, and space, making it a truly rare opportunity not to be missed.

#### Services

Mains Gas Central Heating and Mains Electric

Mains Water (not metered) and Mains Drainage

Fibre Broadband to the Cabinet Available

#### Entrance Hall and Hallway

#### Living Room

23' 7" x 11' 4" (7.18m x 3.45m)

#### Dining Room

10' 11" x 10' 10" (3.32m x 3.30m)

#### Kitchen/Breakfast Room

20' 1" x 20' 0" (6.12m x 6.09m)

#### Utility Room

10' 2" x 4' 10" (3.10m x 1.47m)

#### Ground Floor Bedroom

9' 9" x 9' 1" (2.97m x 2.77m)

#### Ground Floor Bedroom

9' 9" x 9' 0" (2.97m x 2.74m)

#### First Floor Landing





### *Master Bedroom Suite*

15' 5" x 10' 7" (4.70m x 3.22m)

### *Dressing Area*

8' 0" x 6' 5" (2.44m x 1.95m)

### *En Suite Bathroom*

8' 11" x 6' 3" (2.72m x 1.90m)

### *Bedroom*

13' 10" x 9' 9" (4.21m x 2.97m)

### *Bedroom*

12' 5" x 11' 9" (3.78m x 3.58m)

### *Bathroom*

8' 7" x 5' 2" (2.61m x 1.57m)

### *OUTSIDE*

### *Plentiful Driveway Parking*

### *Double Garage*

19' 4" x 16' 0" (5.89m x 4.87m)

### *Large Gardens*





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

2618.65 ft<sup>2</sup>

243.28 m<sup>2</sup>

## Reduced headroom

173.97 ft<sup>2</sup>

16.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

R B Walters Estate Agents Office  
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL  
enquiries@rbwalters.co.uk  
www.rbwaltersstateagents.co.uk