



**R B WALTERS**  
ESTATE AGENTS



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*The Old Vicarage, Reservoir Road, Gloucester,  
Gloucestershire, GL4 6SB.*

*£600,000*



An extremely spacious former Vicarage offering exceptional living space with a wealth of charm and character thanks to the retention of many original features and enjoying a wonderful position just a stones throw from Robinswood Hill Country Park.

This is an individual family home which has benefited from a number of enhancements in the past year which would not be immediately obvious but undoubtedly save any new owner considerable expense.

The ground floor has three good size reception rooms with a lounge and feature fireplace, separate dining room and an office whilst there is a good size breakfast room off of the kitchen and a conservatory. There is also a spacious entrance and hallway, cloakroom, boiler room and utility. The return staircase to the first floor features a magnificent picture window and upstairs there are four double bedrooms with the master having an ensuite and a family bathroom. A further flight of stairs leads to the attic room which is a particular useful space having excellent head height, being fully boarded with power and light and featuring two large windows.

Outside the property is approached along a private drive and there is parking for 4/5 cars and a double garage whilst the rear garden is of generous proportions and enjoys a good degree of privacy.

Just a few hundred yards from Robinswood Hill and major bus routes the property is conveniently situated with all the everyday amenities one needs within easy reach. Excellent schools at St Peters, Ribston Hall and Crypt are all less than a mile away and the city centre, train station and hospital are about 10 minutes drive whilst the M5 can be accessed in about 15 minutes and Cheltenham is approximately 8 miles away.

**Services** - Mains Gas Central Heating, Electric, Mains Water (not metered), Mains Drainage, Broadband to the Cabinet Available.

#### *Entrance Porch*

9' 3" x 6' 4" (2.82m x 1.93m)

#### *Hallway*

#### *Cloakroom and WC*

#### *Office*

10' 9" x 9' 8" (3.27m x 2.94m)

#### *Lounge*

15' 10" x 12' 8" (4.82m x 3.86m)

#### *Dining Room*

14' 11" x 12' 9" (4.54m x 3.88m)

#### *Kitchen*

11' 7" x 10' 8" (3.53m x 3.25m)

#### *Breakfast Room / Playroom*

12' 6" x 9' 8" (3.81m x 2.94m)

#### *Utility Room*

7' 4" x 6' 3" (2.23m x 1.90m)





### *Conservatory*

13' 4" x 6' 3" (4.06m x 1.90m)

### *Boiler Room*

14' 6" x 4' 11" (4.42m x 1.50m)

### *Rear Porch*

### *First Floor Landing*

### *Bedroom*

17' 9" x 10' 1" (5.41m x 3.07m)

### *Ensuite*

8' 10" x 3' 9" (2.69m x 1.14m)

### *Bedroom*

15' 8" x 12' 8" (4.77m x 3.86m)

### *Bedroom*

14' 9" x 9' 8" (4.49m x 2.94m)

### *Bedroom*

10' 10" x 9' 8" (3.30m x 2.94m)

### *Bathroom*

10' 8" x 6' 3" (3.25m x 1.90m)

### *Attic Room*

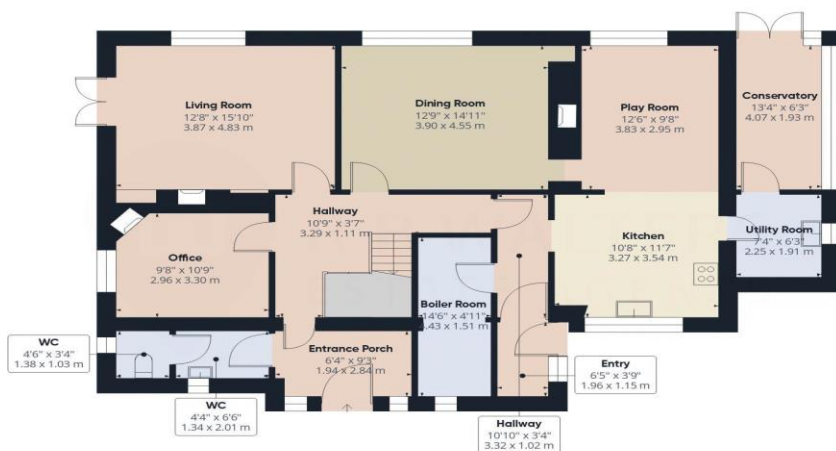
43' 6" x 25' 4" (13.25m x 7.72m)

### *Double Garage and Parking 4/5 Cars*

### *Rear Garden*



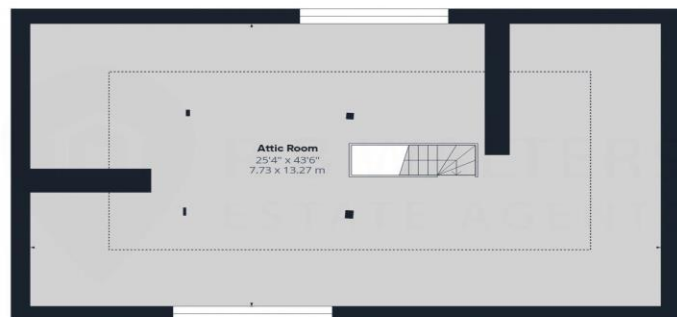




**Ground Floor Building 1**



**Floor 1 Building 1**



**Floor 2 Building 1**



**Ground Floor Building 2**

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

3489 ft<sup>2</sup>

324.3 m<sup>2</sup>

**Reduced headroom**

571 ft<sup>2</sup>

53.1 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 are based on RICS IPMS 3C standard.

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