



R B WALTERS
ESTATE AGENTS



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*Barnpear Court, Tuffley, Gloucester,
Gloucestershire, GL4 0BW.*

£525,000

Tucked away in a small close of executive-style homes, this impressive detached property offers exceptional space and versatility across three floors — perfectly designed for modern family life. With no fewer than five bathrooms and a stunning master suite occupying the entire top floor, it's a rare find in such a convenient location.

Inside, the accommodation is thoughtfully arranged. The ground floor features a spacious living room, dedicated study, kitchen/diner, and the first of the bathrooms. From the hallway there is access to the garage, part of which has been converted into a practical utility room. On the first floor, four bedrooms provide generous family living, three of which are doubles. Two benefit from en-suites, while the others are served by a modern family bathroom. The master suite crowns the home on the top floor, boasting a large bedroom, dressing room, and private en-suite — a true retreat. Externally, the property offers off-road parking and a private rear garden, creating the perfect balance of convenience and seclusion.

Set close to St Peter's, Crypt, and Ribston Hall schools, as well as Robinswood Country Park, this is a rare opportunity to secure a substantial and stylish family home in a highly desirable location.

Entrance Hall

Living Room

17' 3" x 12' 4" (5.25m x 3.76m)

Kitchen/Diner

16' 0" x 11' 5" (4.87m x 3.48m)

Office

7' 2" x 7' 0" (2.18m x 2.13m)

Bathroom

7' 1" x 4' 1" (2.16m x 1.24m)

Utility Room

10' 2" x 6' 2" (3.10m x 1.88m)

First Floor Landing

Bedroom

15' 1" x 11' 10" (4.59m x 3.60m)





Ensuite

7' 9" x 4' 7" (2.36m x 1.40m)

Bedroom

14' 4" x 8' 10" (4.37m x 2.69m)

Ensuite

8' 4" x 4' 5" (2.54m x 1.35m)

Bedroom

10' 2" x 9' 9" (3.10m x 2.97m)

Bedroom

9' 8" x 8' 11" (2.94m x 2.72m)

Bathroom

7' 9" x 6' 10" (2.36m x 2.08m)

Second Floor Landing

Master Bedroom

12' 8" x 12' 4" (3.86m x 3.76m)



Dressing Area and Ensuite

12' 6" x 8' 10" (3.81m x 2.69m)

Outside

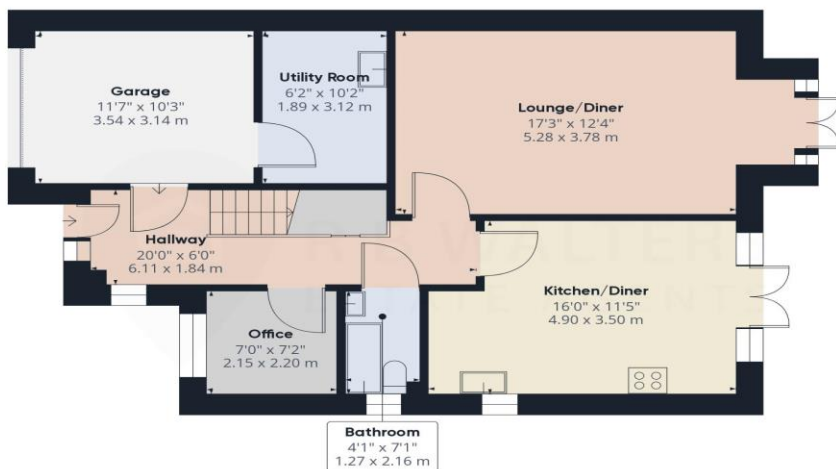
Driveway Parking

Garage

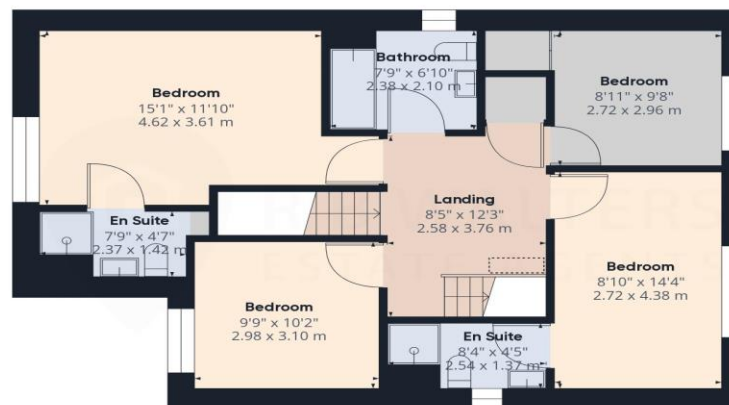
11' 7" x 10' 3" (3.53m x 3.12m)

Rear Garden

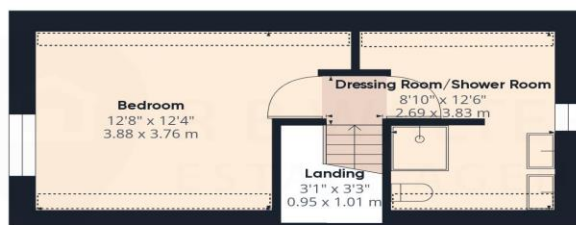




Ground Floor



Floor 1



Floor 2



Approximate total area[®]

1835.52 ft²
170.53 m²

Reduced headroom

56.37 ft²
5.24 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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