



FOUR WINDS,  
TUFFLEY







# FOUR WINDS, TUFFLEY GL4

- Beautifully renovated detached 4 bedroom house • Covering 3 floors • 4 large double bedrooms •
- Large kitchen with vaulted ceiling • 3 bathrooms • Huge lounge & dining space •
- Large private patio & gardens • Private driveway for multiple vehicles •
- Breathtaking panoramic views • Sought after location in Tuffley •

## A beautifully renovated family home in the sought after location of Tuffley

**In summary,** a beautiful, four bedroom, three bathroom detached family home. The principle bedroom is an exceptional space and fantastic view out to the Malvern Hills and May Hill. This stunning property benefits from open-plan kitchen and breakfast area, an open plan dining and a large family lounge. The property has a separate utility room, private drive for multiple vehicles and is set in stunning grounds with several terraced areas, gardens laid to lawns as well a wooded area for your own enchanted garden. The property is situated in the popular area of Tuffley and The Crypt Grammar School and Ribston Hall High School; moments from Robinswood Hill Country Park and a short drive from The Quays. The location is well situated for easy access to Gloucester, Cheltenham and the M5 and A40.

**Developer's comments** *"We wanted to build something very special. The location of the house meant the property needed to highlight the incredible panoramic views across Gloucestershire. We've created a home that everybody wants to come to, a home to gather as a family and perfect for welcoming friends. We designed this home with spacious rooms and large windows, with a private terrace and large garden for whoever buys it to relax and enjoy when they come home."*

**The entrance hallway** welcomes guests to the heart of the home and has a beautiful engineered oak flooring. The hallway is light and modern. Staircases lead from the hallway to the upper floor and lower floors.

**The family bathroom** is to the left of the hallway and is a great size. The bath is light and contemporary and benefits from a large window looking out to the front of the property. The contemporary bathroom features a large bath with integrated shower and high-end beautiful tiles.

**The open-plan family lounge and dining area** is a fabulous spacious room with panoramic window and stunning views

beyond. The dining area is perfectly situated next to the kitchen and is perfect for hosting large family occasions. The floor is beautifully finished in reclaimed solid oak.

**The open-plan kitchen and breakfast area** is the focal point for the property. The space has been beautifully renovated and has a fantastic vaulted ceiling with two sky lights. The contemporary kitchen has a **central island** feature with solid wood worktops. There is plenty of storage and work surfaces and the sink looks out to the side gardens laid to lawn. Two sides of the kitchen have bi-fold doors giving access directly on to the fabulous outside terrace and gardens beyond; a perfect spot for entertaining family and friends. This kitchen and breakfast area really brings the outdoors in.

**The utility room** is adjacent to the kitchen. It is a spacious room with windows to the rear of the property overlooking the terrace and gardens. This room benefits from a large sink, tiled flooring, plenty of storage and work surfaces. There is plenty of space for a washing machine and tumble dryer.

**Bedroom 2** is a very spacious double bedroom flooded with natural light from the large window looking out to the front of the property. This room has ample space for storage.

**The principle bedroom** is on the top floor and is simply stunning. Three large windows, in this incredibly spacious room allow breathtaking views of the countryside. The room can house bedroom furniture as well as space for a sofa, an area to relax as well a bespoke home-office option or walk in wardrobe area. There is ample space for storage. There is a contemporary high-end **en-suite bathroom** with natural light from another the large window. The bathroom is beautifully tiled.

**Bedroom 3** is accessed from the main hallway and is on the lower ground floor. This large double bedroom has a window looking out to the front of the property with great views and a window out to the side garden.

**Bedroom 4** is next to bedroom 3 and is a large double room with a window looking out to the front of the property with great views of the city and countryside beyond, There is ample space for storage.

**The lower ground floor bathroom** is a great size. The bathroom is light and contemporary and benefits from an opaque window looking out to the side of the property. The contemporary bathroom features a large shower, W.C. and sink and high-end beautiful tiles.

**The driveway** leads you up towards the front of this beautiful property with ample space for multiple cars. There is also side access to the gardens.

**The rear matured garden (approx 0.3 acres)** has a large lawn space surrounded by mature plants and trees and various areas to relax and enjoy the outstanding countryside views.

**The private terrace** is a beautiful spacious area with a walled surround to add extra privacy. It can be accessed from both sides of the garden and also directly through the bi-folding doors from the kitchen. This space is the ideal for entertaining friends and has breathtaking views to make it the perfect setting.

**Broadband connectivity:** Ultrafast available.

**Mobile coverage:** 4G voice & data / 5G (Vodafone).

**Council Tax:** E.

**Tenure:** Freehold.

## LOCATION:

### Perfectly situated south of Gloucester City.

This suburb is situated south of Gloucester City. Tuffley is a very popular location and moments from Robinswood Hill Country Park and a short drive from The Quays.

This is great area for many local schools; the Ofsted rated 'outstanding' Crypt Grammar School, Ribston Hall High School, Harewood Infant School. Grange and Tuffley Primary Schools, St Peter's High School & Sixth Form Centre.

The location is well situated for commuting, with easy access to Gloucester, Cheltenham and the M5 and A40.

The nearest train station (Gloucester) is approx 3 miles away.



GLOUCESTER QUAYS - 2.3 MILES

CHELTENHAM - 10 MILES

ROSS ON WYE - 20 MILES

WORCESTER - 30 MILES

SWINDON - 36 MILES

BRISTOL - 37 MILES

All distances are approximate





























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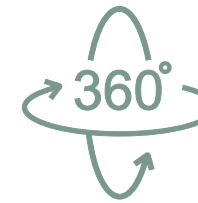






Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

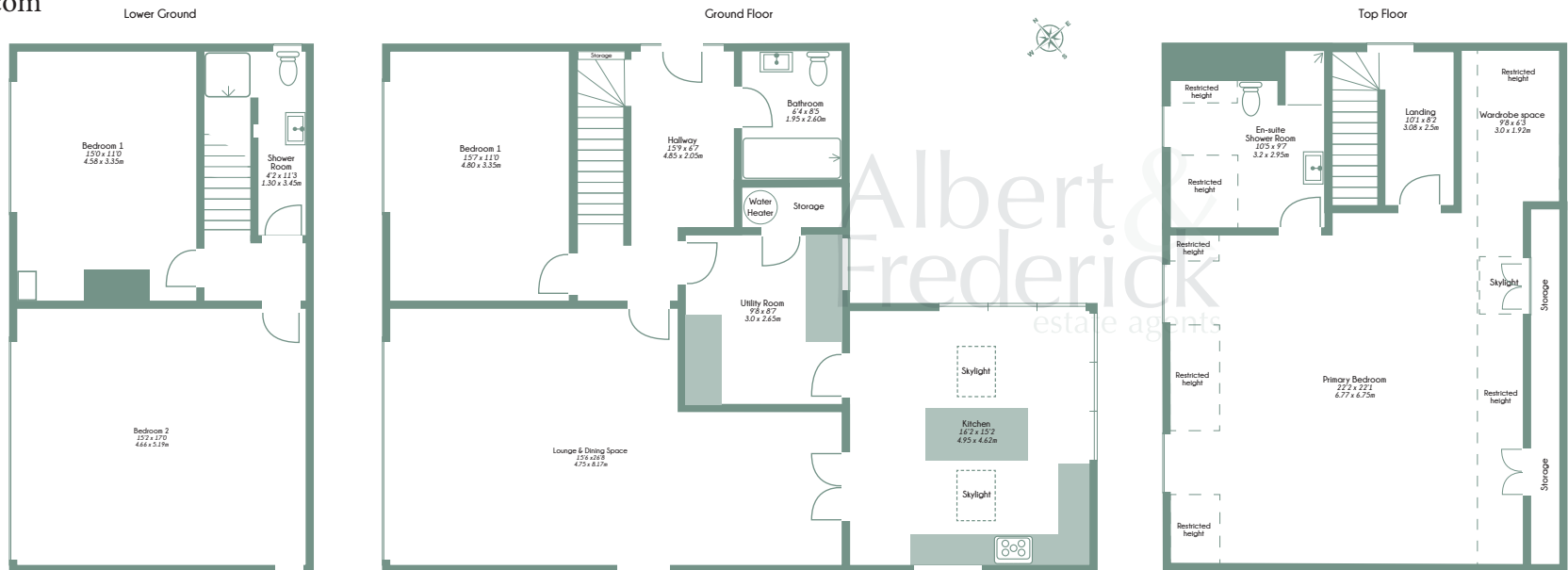
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Four Winds,  
 Ardmore Close,  
 Tuffley GL4  
**Asking price £725,000**

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements - walls, doors, windows, fittings & appliances, their sizes & locations are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller or agent.

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