



**Winnycroft Lane, Matson GL4 6EG**

**£1,100,000**





## Winnycroft Lane, Matson GL4 6EG

- Stunning extended five double bedroom family home
- Generous & flexible living accommodation throughout
- Positioned on a plot measuring 0.32 acres
- Private enclosed garden with driveway & detached double garage
- Planning permission granted in principle for two four bedroom detached houses
- Uninterrupted far reaching Countryside views
- EPC rating C76
- Gloucester City Council - Tax Band F (£3,088.30 per annum 2024/2025)

**£1,100,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hallway

Spacious entrance hallway provides access to the living room, play room, kitchen, downstairs w.c and the stairwell leading to the first floor.

### Kitchen

refurbished by the present owners, the beautifully presented open plan kitchen boasts ample worktop space with units above and below. Breakfast bar provides a convenient seating area within the room whilst an array of integrated include two dishwashers, triple ovens, microwave, and gas hob. Window overlooks the rear aspect of the building whilst the room also provides access to the utility room as well as opening through to the dining area to the rear.

### Dining Room

Part of the extension, the dining room creates the perfect space for entertaining guests. Further worktop and storage space is provided within the room as well as an additional sink. Windows overlook the gardens whilst bi-fold doors open to the patio area.

### Utility Room

The utility room boasts further worktop and

storage space with plumbing for an automatic washing machine below. Personal use door provides access to the rear of the property.

### Living Room

The light and airy living room has been extended by the present owners to create the perfect family room overlooking the gardens to the front. French doors and bi-fold doors provide access out to the gardens themselves whilst the room also provides access to the kitchen and hallway.

### Play Room

Currently utilised as a play room, the spacious room offers the flexibility to be utilised as a second lounge, dining room or home office. Five windows allow plenty of natural light into the room whilst double oak wood doors open through to the living room.

### Downstairs W.C

Modern tiled white suite cloakroom comprising of w.c, wash hand basin, heated towel rail, window with frosted glass overlooking the side aspect and additional storage units within the recesses with individual lighting above.



## Landing

The large and spacious landing area provides access to all five double bedrooms, family bathroom and to the loft above. Windows near the staircase allow light into the area overlooking the side and rear aspects as well as providing views towards Robinswood Hill in the distance whilst light tunnel provides additional light to the centre of the landing.

## Master Bedroom

The exceptional master bedroom benefits from access to an en-suite bathroom and to a large walk-in wardrobe. Window overlooks the front of the property alongside Juliet balcony providing further uninterrupted far reaching Countryside views across open fields towards Painswick Hill in the distance.

## En-Suite

Modern tiled white suite bathroom comprising of shower cubicle, bath, w.c, heated towel rail, twin wash basins and two windows overlooking the front of the property.

## Dressing Room

Spacious dressing room could be converted to create a sixth bedroom if required with window overlooking the side aspect of the property.

## Bedroom Two

Double bedroom with windows overlooking the side and rear aspects alongside access provided to the en-suite.

## En-Suite

The en-suite provides all the plumbing and units necessary for a w.c, wash hand basin and shower cubicle to be installed whilst windows with frosted glass overlooking the gardens.

## Bedroom Three

Double bedroom with two windows overlooking the rear aspect and access provided to the en-suite.

## En-Suite

Shower room comprising of w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the rear aspect.

## Bedroom Four

Double bedroom with two windows providing further views towards Robinswood Hill in the distance.

## Bedroom Five

Double bedroom with with window overlooking the side aspect.

## Family Bathroom

Modern tiled white suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and heated towel rail.

## Outside

The beautifully landscaped garden is enclosed with mature hedgerows and trees to create a private and tranquil space. Patio area offers the ideal space for seating for entertaining and alfresco dining during the summer months. Lawns wrap around the house itself with views towards both Robinswood Hill and Painswick Hill in the distance. Double electric gates open from the road to the in and out driveway with central decking area and further planting in the centre. Access from the driveway is also provided to the detached double garage accessed via up and over door to the front and personal use door to the side. The garage itself benefits from power and lighting with the potential to be converted to an additional dwelling if required.





Within the gardens, the sellers have also in principle been granted planning permission to build two four bedroom detached houses which offers the next owners the potential to build if they so wish.

### Location

Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, bus links alongside being a short

distance from Gloucester Quays providing various restaurants, bars and twelve screen cinema. The area offers fantastic commuter links to the surrounding areas of Gloucester with convenient access to the M5 motorway. The property is also within close proximity of the ever popular Gloucester Ski & Snowboard Centre, Gloucester Golf Club and access to Robinswood Hill.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band F (£3,088.30 per annum 2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

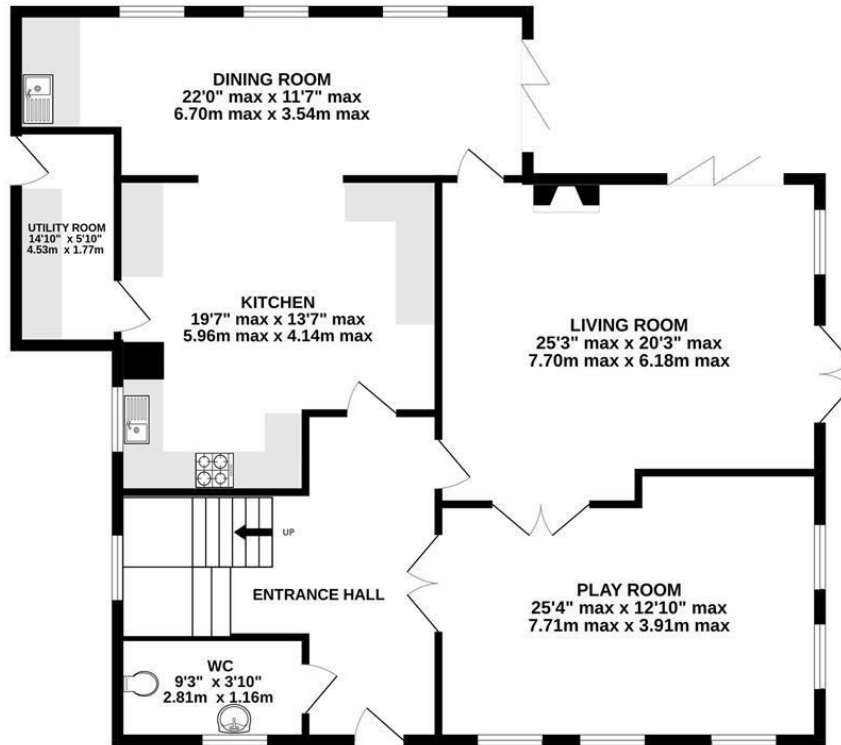
Heating: Gas central heating.

Broadband speed: Basic 3 Mbps, Superfast 59 Mbps download speed.

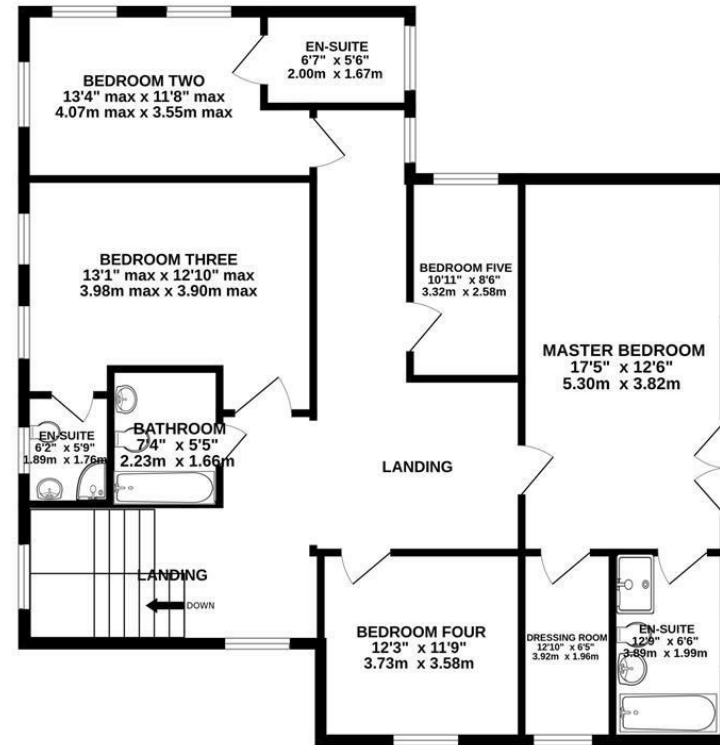
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
1459 sq.ft. (135.5 sq.m.) approx.



1ST FLOOR  
1459 sq.ft. (135.5 sq.m.) approx.



TOTAL FLOOR AREA : 2917 sq.ft. (271.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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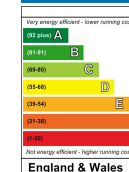
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

