



252 Stroud Road  
Tuffley, Gloucester GL4 0AU



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 252 Stroud Road

Offers Over £750,000

## Tuffley, Gloucester GL4 0AU

**Beautifully Extended and characterful 1920's bay fronted five bedroom detached house with a lovely mature quarter of an acre plot, two en-suite shower rooms, a 23ft extended lounge with a wood burner and an extended fitted kitchen with an Aga and bi fold doors onto the patio situated in a convenient elevated position on the ever popular Stroud Road.**

Accommodation comprises hallway, study, sitting room with an open fireplace, shower room, extended 23ft lounge with a wood burner, extended 18ft fitted kitchen with bifold doors onto the patio, utility room, store room.

Outside at the front of the property you have a tarmacadam in and out drive with parking for several vehicles.

Around to the rear there are beautiful well planted gardens, a raised paved patio that affords lovely views and a vegetable produce area with a chicken run and greenhouse

On the first floor you have bedroom two with a bay window, bedroom three with an en-suite shower room, bedroom four with an en-suite shower room and lovely views, bedroom five and the family bathroom.

On the second floor bedroom one measures 20ft and has a walk in wardrobe and amazing far reaching views of Mayhill.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.

Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.





Partially glazed front door with leaded lights lead into:

### **ENTRANCE HALLWAY**

Parquet flooring, stairs leading off with storage cupboard under, double radiator.

### **STUDY**

**13'1 x 11'6 max (3.99m x 3.51m max)**

Open fireplace with a wood burning stove, exposed red brick chimney breast and surround, flagstone hearth, double radiator, picture rail, upvc double glazed window to front elevation.

### **SITTING ROOM**

**18'3 x 13'2 max (5.56m x 4.01m max)**

Open fireplace with a red brick surround and chimney breast, picture rail, double radiator, tv point, telephone point, upvc double glazed bay window to front elevation.

### **SHOWER ROOM**

**10'1 x 2'9 (3.07m x 0.84m)**

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, travertine tiled walls and floor, downlighters, extractor fan.

### **LOUNGE**

**23'5 x 22'8 max (7.14m x 6.91m max)**

Open fireplace with a wood burning stove, exposed red brick chimney breast, flagstone hearth, wall lights, tv point, double radiator, upvc double glazed window and matching French doors to rear elevation onto the patio.

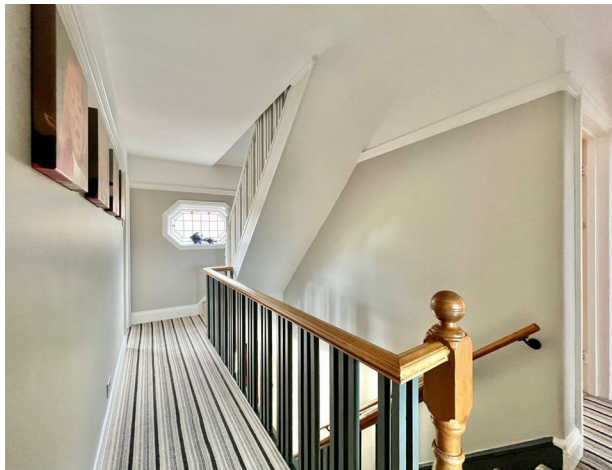
### **KITCHEN**

**18'3 x 18' max (5.56m x 5.49m max)**

Base and wall mounted units, solid oak worktops, single drainer sink unit with a chrome mixer tap, built in dishwasher, wine cooler, space for an American style fridge/freezer, coved ceiling with downlighters, bifold doors to rear elevation onto the patio enjoying a view over the rear garden and surrounding countryside beyond.







### UTILITY ROOM

11'3 x 7'9 (3.43m x 2.36m)

Base and wall mounted units, solid oak worktops, single bowl stainless steel sink unit with a mixer tap, four burner gas hob, electric double oven, plumbing for automatic washing machine, tiled floor, single radiator, upvc double glazed door and window to side elevation.

### STORE ROOM

8'8 x 6'1 (2.64m x 1.85m )

Accessed via the lounge. Tiled floor, door into:

### GARAGE

15'4 x 8'9 (4.67m x 2.67m)

Double wooden door to front elevation, power and lighting.

From the entrance hallway stairs lead to the first floor.

### LANDING

Picture rail, stairs leading off, leaded light window to front elevation.

### BEDROOM 2

14'9 x 13' max (4.50m x 3.96m max)

Picture rail, double radiator, wall lights, upvc double glazed bay window to front elevation overlooking the surrounding area.

### BEDROOM 3

13' x 11'6 max (3.96m x 3.51m max)

Built in storage cupboard, double radiator, upvc double glazed window to front elevation, through to:

### EN-SUITE SHOWER ROOM

5'1 x 4'9 max (1.55m x 1.45m max)

Corner shower cubicle and unit, pedestal wash hand basin, shaver point and light, travertine tiled walls and floor.

### BEDROOM 4

12'6 x 11' max (3.81m x 3.35m max)

Built in wardrobes, double radiator, upvc double glazed window to rear elevation with outstanding far reaching views, through to:





## EN-SUITE SHOWER ROOM

7'6 x 3' (2.29m x 0.91m)

Shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, travertine tiled walls and floor, downlighter, shaver point and light.

## BEDROOM 5

10'9 x 7'9 max (3.28m x 2.36m max)

Double radiator, picture rail, upvc double glazed window rear elevation with outstanding far reaching views.

## BATHROOM

7'5 x 7'3 max (2.26m x 2.21m max)

White suite comprising panelled Jacuzzi bath with a shower unit over, wash hand basin with a mixer tap, low level w.c., cupboard housing the insulated hot water cylinder and slatted shelving, travertine tiled walls and floor, chrome heated towel rail, shaver point, downlighters, upvc double glazed window to rear elevation.

From the landing stairs lead to the second floor.

## LANDING

Through to:

## BEDROOM 1

20'5 x 14'9 max (6.22m x 4.50m max)

Walk in wardrobe area with hanging space and shelving, built in drawer, window seat, solid oak flooring, upvc double glazed windows to rear elevation with outstanding far reaching views over the surrounding countryside and Mayhill.

## OUTSIDE

To the front there is an in and out tarmacadam driveway providing off road parking/turning area for several vehicles.

To the rear there is a beautiful enclosed garden comprising of a large paved patio, steps then down to the rest of the garden which is mainly laid to lawn with well stocked flower borders, plants, shrubs, bushes, trees and a paved pathway which leads down the garden into the vegetable produce/chicken run area which has a greenhouse and all is surrounded by panelled fencing and hedgerow.







## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## LOCAL AUTHORITY

Council Tax Band: F  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

## TENURE

Freehold.

## VIEWING

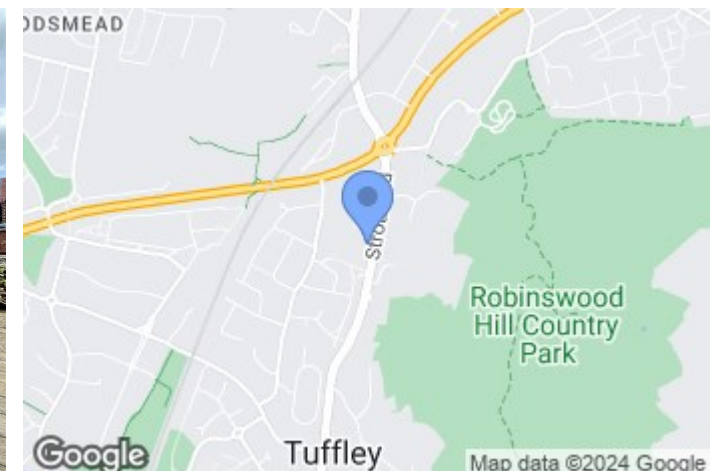
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From St Barnabas roundabout proceed up Stroud Road where the property can be located on the right hand side.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





GROUND FLOOR  
1724 sq.ft. (160.2 sq.m.) approx.



1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



2ND FLOOR  
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 2783 sq.ft. (258.5 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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-64) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
		76			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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