



5 Ridge Grove
Brockworth, Gloucester GL3 5AG

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

5 Ridge Grove

£495,000

Brockworth, Gloucester GL3 5AG

Built in 2022 this BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME enjoys SPACIOUS KITCHEN/DINING/FAMILY ROOM with doors opening onto the SOUTH WESTERLY FACING LANDSCAPED REAR GARDEN, part converted garage and MASTER BEDROOM with EN-SUITE all being situated in this DESIRABLE LOCATION off Mill Lane having a PRIVATE WOODED OUTLOOK, all being offered with NO ONWARD CHAIN.

The accommodation comprises entrance hall, cloakroom, living room, kitchen/dining/family room. Whist to the first floor four double bedrooms, the master having an en-suite shower room and family bathroom.

The additional benefits include upvc double glazing throughout, gas fired central heating, 7 years building warranty remaining, edge of an estate location, built in appliances to include larder style fridge/freezer, additional freezer, integral double oven and microwave, gas hob and extractor hood, dishwasher, washing machine and washer dryer, fitted wardrobes to the master bedroom. All being offered with no onward chain.

The property has been greatly improved by the current owners creating extra family space by partially converting the garage also incorporating an utility area.

Brockworth is a parish, village and district of Gloucester in Gloucestershire, England, situated on the old Roman road that connects the City of Gloucester with Barnwood. It is located 4 miles southeast of central Gloucester, 6 miles southwest of Cheltenham and 11.5 miles north of Stroud.



COVERED CANOPY PORCH

Composite door with a glazed insert and a glazed side panel leads into:

ENTRANCE HALL

Various doors leading off, radiator, stairs leading to the first floor with storage cupboard under, engineered oak flooring.

CLOAKROOM

5'4 x 3' (1.63m x 0.91m)

Modern suite comprising close coupled w.c., pedestal wash hand basin, radiator, extractor fan.

LIVING ROOM

15'1 x 10' (4.60m x 3.05m)

Bespoke wall mounted unit, radiator, power points, upvc double glazed window overlooking the front garden and private woodland frontage.

KITCHEN/DINER/FAMILY ROOM

27'9 x 11'4 x 22' x 10'3 (8.46m x 3.45m x 6.71m x 3.12m)

Symphony Urban Indigo fitted kitchen with a range of base, drawer and wall mounted units, artie marble worktop, stainless steel sink and drainer unit with a mixer tap over, integral fridge/freezer, a second integral freezer, built in Zanussi double oven and microwave, Zanussi four ring gas hob with extractor hood over, built in integral dishwasher, radiator. There are a range of white High Gloss utility units to include an integral washing machine, integral washer/dryer, quartz roll edge worksurface, moulded sink with mixer tap over, engineered oak flooring, upvc double glazed window overlooking the garden, French doors with matching side panels and opening lights onto the landscaped rear gardens.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into roof space, airing cupboard housing the immersion tank, a further storage cupboard with slatted shelving, radiator.





BEDROOM 1

15'10 x 13'5 (4.83m x 4.09m)

Built in bedroom furniture to incorporate hanging rails, drawers and storage, radiator, power points, upvc double glazed window to front aspect overlooking the private woodland and frontage, door into:

EN-SUITE SHOWER ROOM

6'11 x 6'5 (2.11m x 1.96m)

Modern white suite comprising close coupled w.c., wall mounted wash hand basin, double fully tiled shower cubicle with shower attachment and glass doors, radiator, wall mounted mirror fronted medicine cabinet. tiled flooring, upvc double glazed opaque window to front aspect.

BEDROOM 2

13'10 x 10'3 (4.22m x 3.12m)

Radiator, power points, upvc double glazed window to front aspect overlooking the private woodland and frontage.

BEDROOM 3

11'7 x 10' (3.53m x 3.05m)

Radiator, power points, upvc double glazed window to rear aspect having far reaching views.

BEDROOM 4

10'4 x 7'10 (3.15m x 2.39m)

Storage cupboard, radiator, power points, upvc double glazed window to rear aspect having far reaching views.

FAMILY BATHROOM

7'10 x 6'9 (2.39m x 2.06m)

White suite comprising close coupled w.c., wall mounted wash hand basin, modern bath with shower attachment over, wall mounted chrome heated towel rail, part tiled walls, mirror front wall mounted medicine cabinet, tiled flooring, upvc double glazed opaque window to rear aspect.

OUTSIDE

To the front of the property there is a tarmac driveway providing ample off road parking for three vehicles and has a decorative stone and wall border, artificial grass to the sides, storage unit for bins. There is also a golf putting practice hole and two outside lights. All edged with decorative stoning and enclosed by low hedging on both sides.

The landscaped gardens to the rear comprise of a large decked composite area and has artificial grass with shrubs, bushes, seven pear trees, apple tree, a low maintenance bark area and gated side access. All enclosed by timber panel fencing.

PARTIAL GARAGE

Housing the boiler, power and useful storage.

The property is approached via a private road whereby all neighbouring properties are responsible for its upkeep.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: D
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

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

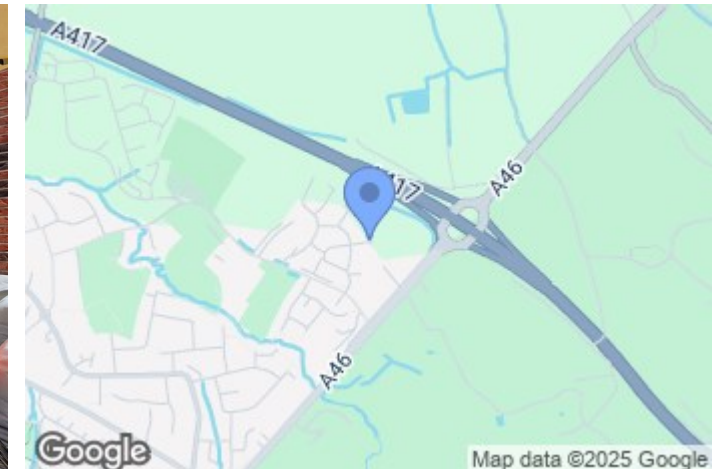
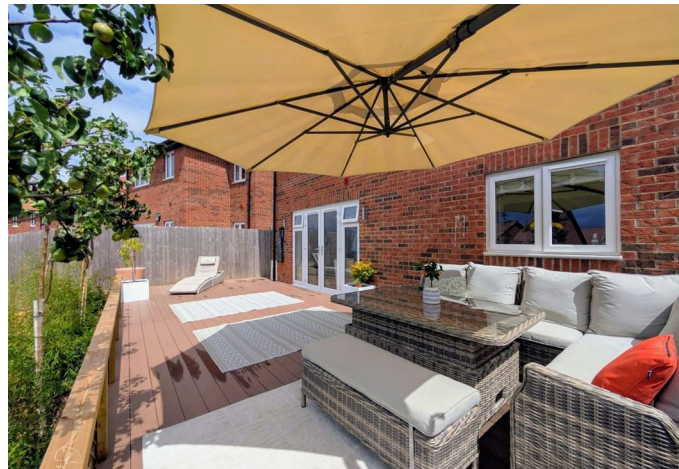
From the Shurdington Road turn left into Mill Lane turning right into Lavender Close following this road around taking the next turning right into Ridge Grove and proceed along here bearing left where the property can be found with a For Sale board.

PROPERTY SURVEYS

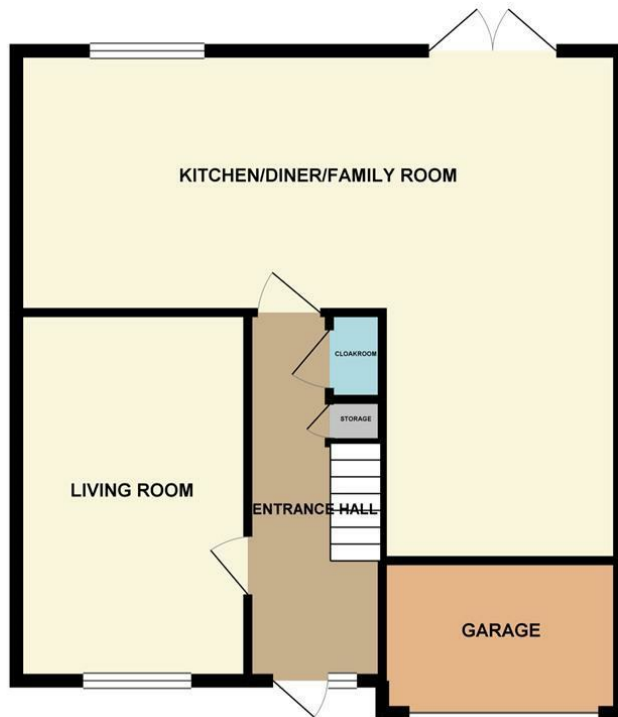
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

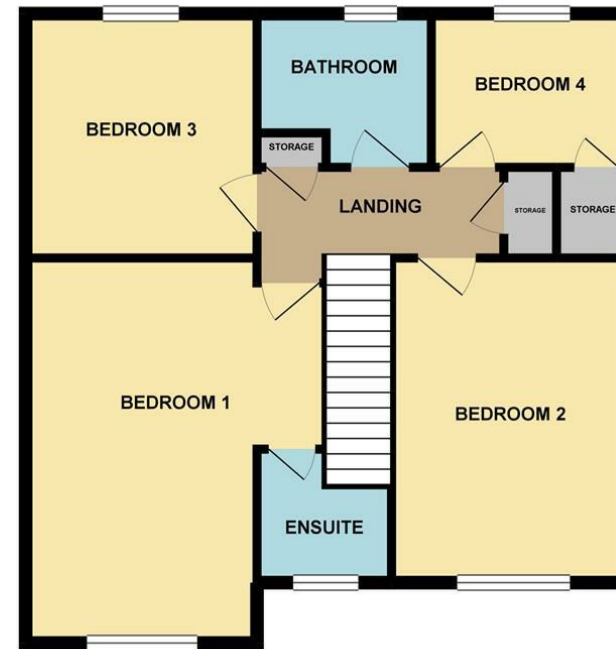
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR



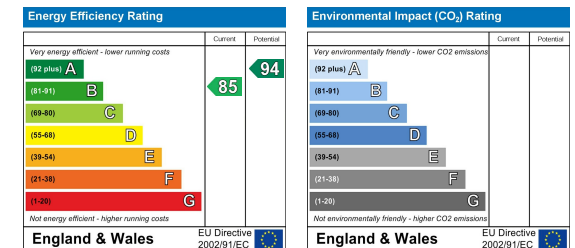
1ST FLOOR



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.
Made with Metropix ©2025

MISREPRESENTATION DISCLAIMER

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.





27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys