



6 Oakbank
Stroud Road, Gloucester GL4 0AZ

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

6 Oakbank

£630,000

Stroud Road, Gloucester GL4 0AZ

STUNNING FOUR DOUBLE BEDROOM TWO EN-SUITE DETACHED FAMILY HOME with a 23FT DINING ROOM that opens to a BESPOKE 17FT KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES, a 20FT LOUNGE that has a WOOD BURNING STOVE all situated in a DESIRABLE ELEVATED POSITION WITH VIEWS.

Accommodation comprises, 14ft hallway, 20ft lounge that opens to the garden room, 23ft dining room that opens to the kitchen/breakfast room, utility room, downstairs bedroom four and its en-suite shower room, bedroom one with an en-suite shower room and 10ft walk in wardrobe, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have a tarmacadam driveway leading to the former double garage and a front garden that is laid to lawn.

Around to the rear of the property there is an enclosed garden with a block paved patio and lawn.

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.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Double glazed front door leads into:

ENTRANCE HALLWAY

14'1 x 5'3 (4.29m x 1.60m)

A marble style tiled floor, coved ceiling, downlighters, double radiator, stairs leading off with cupboard under, opening into:

LOUNGE

20'7 x 10'7 (6.27m x 3.23m)

A marble style tiled floor, vaulted ceiling, double radiator, wood burning stove with a slate hearth, upvc double glazed window to front elevation overlooking the gardens and surrounding area, opening into:

GARDEN ROOM

13'4 x 11'1 max (4.06m x 3.38m max)

A marble style tiled floor, double radiator, upvc double glazed windows to side and rear elevations, matching French doors to rear elevation onto the patio.

DINING ROOM

23'6 x 11' max (7.16m x 3.35m max)

A marble style tiled floor, double radiator, downlighters, coved ceiling, upvc double glazed patio door to rear elevation onto the garden, matching window to rear elevation.

BEDROOM 4

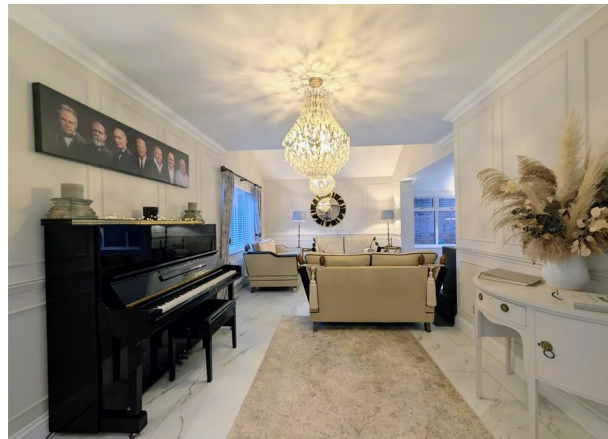
12'1 x 8'8 (3.68m x 2.64m)

Double radiator, telephone point, coved ceiling, two upvc double glazed windows to front elevation overlooking the gardens and surrounding area, through to:

EN-SUITE SHOWER ROOM

6'5 x 4'7 (1.96m x 1.40m)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, partially tiled walls, tiled floor, downlighters, extractor fan, chrome heated towel rail.





KITCHEN/BREAKFAST ROOM

13'7 x 7'9 (4.14m x 2.36m)

A range of bespoke base and wall mounted units, hardwood worksurface with an extractor hood over, two electric warming drawers, built in fridge and freezer, Island unit with a single drainer one and a half bowl sink unit with a mixer tap housing two built in dishwashers, breakfast bar, a marble style tiled floor, vertical radiator, upvc double glazed door and two windows to rear elevation, door into the former double garage.

UTILITY ROOM

5'3 x 4'6 (1.60m x 1.37m)

Base and wall mounted units, laminated worktop and splashback, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, a marble style tiled floor, downlighters.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, built in storage cupboard with slatted shelving, upvc double glazed window to side elevation.

BEDROOM 1

14'4 x 13'1 max (4.37m x 3.99m max)

Coved ceiling, single radiator, wall lights, upvc double glazed windows to side and front elevations with far reaching views, through to:

EN-SUITE SHOWER ROOM

6'4 x 6'2 (1.93m x 1.88m)

Built in shower enclosure and unit, low level w.c., wash hand basin with a mixer, worksurface and cupboards below, partially tiled walls, tiled floor, chrome heated towel rail, extractor fan, downlighters, shaver point, upvc double glazed window to front elevation.

WALK IN WARDROBE (FORMERLY BEDROOM 4)

10'7 x 6'5 (3.23m x 1.96m)

Single radiator, hanging space, upvc double glazed window to side elevation.

BEDROOM 2

16'9 x 10'9 (5.11m x 3.28m)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.



BEDROOM 3

10'5 x 7'5 (3.18m x 2.26m)

Coved ceiling, double radiator, upvc double glazed window to rear elevation overlooking the rear garden.

FAMILY BATHROOM

7'6 x 5'8 (2.29m x 1.73m)

White suite comprising corner bath with a shower unit over, low level w.c., wash hand basin with a mixer tap, worksurface and cupboards below, a marble style tiled floor and walls, downlighters, extractor fan, chrome heated towel rail, shaver point.

OUTSIDE

The front gardens are laid to lawn with hedgerow and borders surround and a pathway leading to the front door. There is also a tarmacadam driveway leading to the:

FORMER DOUBLE GARAGE

18'7 x 10'3 (5.66m x 3.12m)

Electric up and over door to front elevation, wall mounted gas fired central heating boiler, power and lighting.

To the rear there is a block paved patio which leads onto the rest of the garden which is mainly laid to lawn with plants and bushes surrounded by hedgerow and fencing.

SERVICES

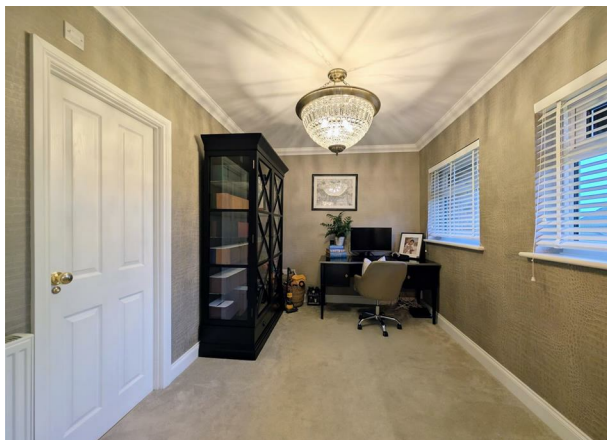
Mains water, electricity, gas and drainage.

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

TENURE

Freehold.

VIEWING

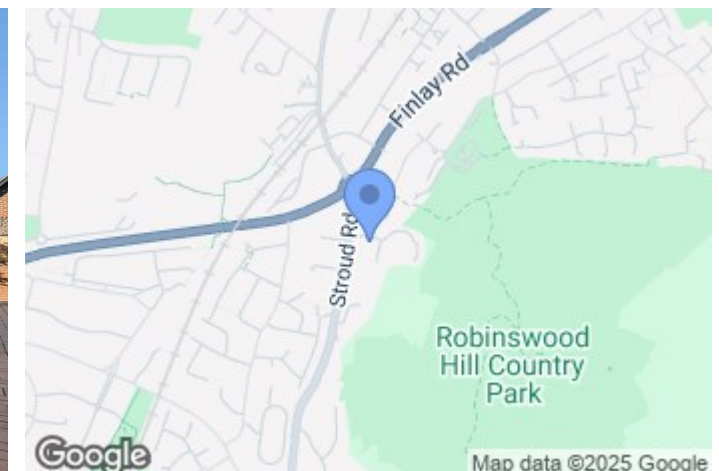
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From St Barnabas roundabout take Stroud Road towards Stroud and take the first turning left into Oakbank where the property can be found on the right hand side after a short distance.

PROPERTY SURVEYS

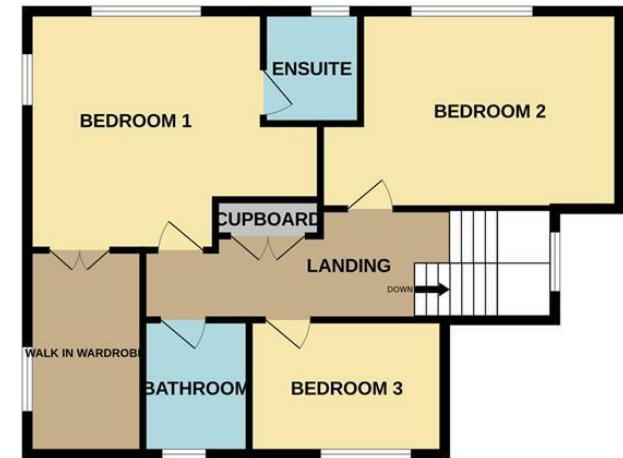
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



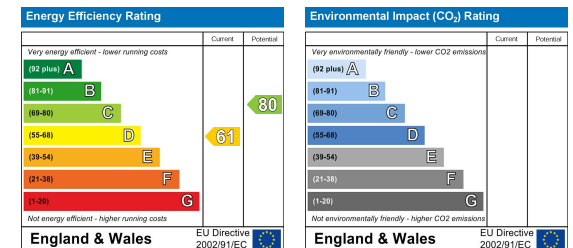
1ST FLOOR



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.
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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.





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