



279 Stroud Road, Gloucester, Gloucestershire, GL1 5LB

£615,000

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**Farr & Farr** Sales Lettings 

**279 Stroud Road, Gloucester,  
Gloucestershire, GL1 5LB**

**£615,000**

**A SUBSTANTIAL DETACHED FAMILY HOME  
OF A PLEASING DESIGN SET IN ONE OF  
GLOUCESTER'S MOST SOUGHT AFTER  
POSITIONS**

Number 279 offers large family accommodation that is well planned and offers easy living. All four bedrooms are doubles, there is an ensuite cloakroom to the master as well as a family bathroom and to the ground floor three reception rooms, a very large conservatory and a vaulted and beamed ceiling kitchen/ breakfast room. It is gas central heated throughout and has double glazing. To the exterior there is a large drive to the front in brick pavia with wrought iron gates and good size predominantly wall rear gardens. Stroud Road is a very popular residential road approximately 1 mile to the south of Gloucester city centre. Some of the area's most sought after schools are within walking distance and access to the Southern ring road and M5 is only a short drive.

**[www.farranfarr.co.uk](http://www.farranfarr.co.uk)**

#### **ENTRANCE PORCH**

UPVC double glazed front door. Hanging space. Black-and-white tiled floor and original oak door to:-

#### **DINING HALL** 18' 2" x 14' 0" (5.53m x 4.26m)

Oak stripped floor. Double radiator. Picture rails. Alarm controls. Built-in display cabinet.

#### **SITTING ROOM** 17' 4" x 14' 7" (5.28m x 4.44m)

Oak stripped floor. Stone fireplace with woodburning stove. Two double radiators. Windows to the front and side. UPVC double glazed double French doors to conservatory. Staircase to landing.

#### **BREAKFAST ROOM** 10' 2" x 12' 6" (3.10m x 3.81m)

Tessellated tiled floor. Radiator. Understairs airing cupboard with factory lagged cylinder and immersion heater. Broom cupboard. Double UPVC double glazed French doors to terrace and garden.

#### **CONSERVATORY** 18' 2" x 16' 6" (5.53m x 5.03m)

Wood stripped floor. Two wall light points. Double radiator. Ceiling vents and double UPVC double glazed French doors to terrace and kitchen.

#### **KITCHEN** 23' 4" x 9' 7" (7.11m x 2.92m)

(plus entrance recess) Beam vaulted ceiling. Wide brick arch with 110 cm cooking range below with worktops to either side and tiled back plate. Very well fitted with units comprising granite worktops with units above and below. Double ceramic Belfast sink. Wood strip floor. Space for American style fridge/freezer. Velux windows. Utility cupboard with marbrex walls. Plumbing for washing machine.

#### **SIDE LOBBY**

Storage area. Wood floor. Radiator. UPVC double glazed door to the front. Door to garage.

#### **FIRST FLOOR**

#### **LANDING**

Two radiators. Glazed ceiling allowing light.

#### **BEDROOM 1** 17' 6" x 11' 8" (5.33m x 3.55m)

Windows to the front, side and rear. Two radiators. Range of wardrobe cupboards with matching drawers.

#### **ENSUITE CLOAKROOM**

Large wash hand basin. Low-level WC. Extractor fan. Vellux window and spotlights.

#### **BEDROOM 2** 12' 2" x 10' 8" (3.71m x 3.25m)

Radiator.

#### **BEDROOM 3** 13' 5" x 9' 2" (4.09m x 2.79m)

Two windows to the front and side. Radiator.

#### **BEDROOM 4** 13' 6" x 8' 0" (4.11m x 2.44m)

Storage recess. Radiator.

#### **BATHROOM**

Victorian style clawfoot bath with stainless steel mixer taps. High-level WC. Pedestal wash hand basin. Black and white tiled floor. Wall vertical heated towel rail/radiator. Tiled shower cubicle and Gainsborough Electric shower with glazed folding screen.

#### **EXTERIOR**

Front garden approached by double wrought iron gates with matching fencing and high hedges giving privacy to paved drive with ample parking and turning space. Low retaining walls. Good area of lawn. Enclosed by walling to either side. Rear garden of a very good size with large area of paved and gravel terrace. Outside lighting with low stone wall and steps to area of lawns with central path and raised ornamental pond. Trees and shrubs giving a good degree of privacy. Covered pergola. Vegetable area. All enclosed by walls to the side and fencing to the rear.

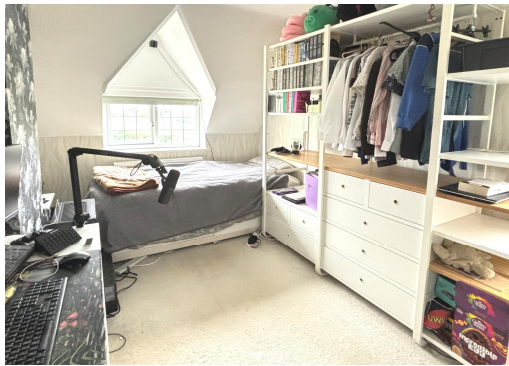
#### **GARAGE** 16' 0" x 8' 6" (4.87m x 2.59m)

Double doors to the front. Power and light.

#### **AGENTS NOTE**

EPC: D

COUNCIL TAX: F

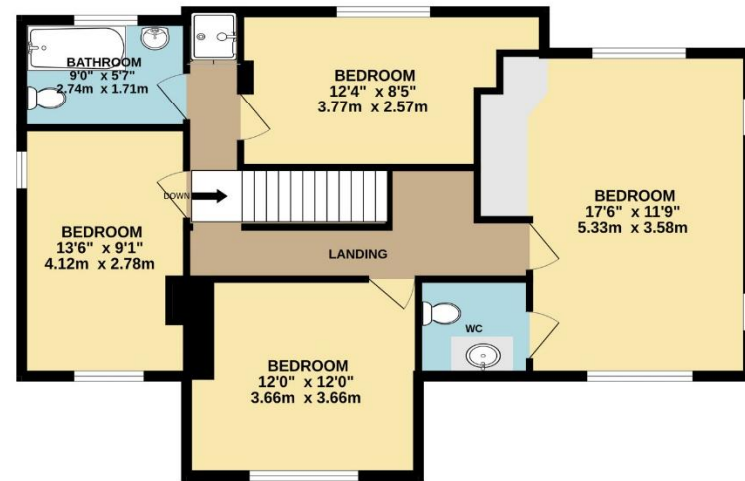




**GROUND FLOOR**  
1436 sq.ft. (133.5 sq.m.) approx.



**1ST FLOOR**  
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 2246 sq.ft. (208.7 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

**City Centre**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@farrandfarr.co.uk

**Hucclecote**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@farrandfarr.co.uk

**Longlevens**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@farrandfarr.co.uk

**Lettings**

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@farrandfarr.co.uk