



R B WALTERS
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*Cherrywood Court, Tuffley, Gloucester,
Gloucestershire, GL4 0AR.*

£625,000

Unbelievably spacious home offering flexible accommodation with over 2600 sq ft of living space and securely located in a gated development close to The Crypt and Ribston Hall schools.

This superb, detached home offers plenty for everyone and has no fewer than six double bedrooms which could easily be used in a multitude of ways to serve a larger family or those needing to work from home.

The property is approached through electric security gates into a select close with just three other properties. There is ample parking for four vehicles and the large hallway provides a welcoming first impression. Either side of the hallway are two hugely impressive rooms both over 26ft in length and in excess of 10ft and 16 ft wide respectively. To the left, the kitchen/dining/family room creates a wonderful heart to the home and is no doubt a social gathering space for those who like to host friends and family. The other side has a magnificent living room, semi split in half by the feature fireplace and large enough to create a comfortable and cosy lounge and a further area which could be used as a cinema room, games room or play room. There is also a WC on the ground floor.

The first-floor features four double bedrooms with the master bedroom having an ensuite with a bath and separate shower. There is also a further family bathroom. The second floor has an additional bathroom situated between two further double bedrooms. The top floor could easily become a magnificent master suite where you would enjoy an enviable size bedroom, large dressing room and own wash facilities, nicely separated from the rest of the house on a completely different level.

The rear garden is generous in size and mainly laid to lawn and in addition to the parking there is a double garage, also accessed from the kitchen, which could be converted if required into a home office, gym or further living space if required.

Conveniently located yet hidden away in a peaceful area of Gloucester the property is within walking distance of Ribston Hall, The Crypt and St Peters schools as well as Robinswood Hill Country Park.

Entrance Porch

5' 11" x 5' 0" (1.80m x 1.52m)

Hallway

22' 4" x 6' 0" (6.80m x 1.83m)

Kitchen/Dining/Family Room

26' 9" x 10' 4" (8.15m x 3.15m)

Living Room

26' 9" x 16' 2" (8.15m x 4.92m)

First Floor Landing

Bedroom

15' 8" x 14' 10" (4.77m x 4.52m)

Ensuite

10' 4" x 5' 7" (3.15m x 1.70m)

Bedroom

16' 2" x 12' 8" (4.92m x 3.86m)





Bedroom

12' 8" x 12' 0" (3.86m x 3.65m)

Bedroom

12' 11" x 10' 2" (3.93m x 3.10m)

Bathroom

9' 7" x 5' 8" (2.92m x 1.73m)

Second Floor Landing

Bedroom

15' 5" x 14' 2" (4.70m x 4.31m)

Bedroom

14' 3" x 10' 2" (4.34m x 3.10m)

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

Outside



Parking 4 Cars

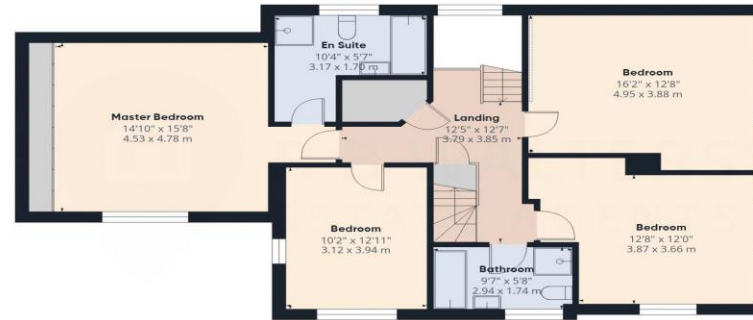
Double Garage

16' 8" x 15' 8" (5.08m x 4.77m)

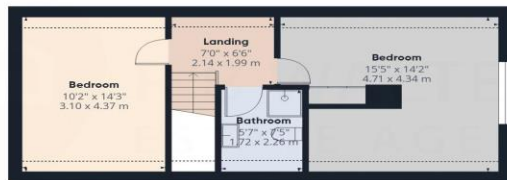
Rear Garden



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2661 ft²
247.4 m²

Reduced headroom

57 ft²
5.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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