



R B WALTERS
ESTATE AGENTS



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*Oxmoor, Abbeydale, Gloucester,
Gloucestershire, GL4 5XW.*

£495,000

With plenty of scope to extend further, an abundance of parking and a large, private rear garden this beautifully presented and contemporary home offers everything and so much more for the family.

The current owners purchased this house in 1987 and the love and warmth they have created is evident long before you step through the front door. Having been extended to the side and over the garage the property offers further scope for extension if needed and subject to relevant permissions courtesy of the extra wide plot which creates excellent space to the right-hand side which, if not required for extension provides excellent secure parking behind the gates.

The ground floor has a useful storm porch before you enter the light and welcoming hallway. There is a lounge and separate dining room with double connecting doors and also doors to the rear garden and then a large kitchen/breakfast room. The ground floor is complete with a WC. Upstairs the master bedroom has ensuite facilities and then there are three further bedrooms and a family bathroom. All in all the accommodation is approximately 1400 sq ft.

Outside the front driveway affords plenty of parking for the whole family and then there is additional space to the right-hand side behind secure gates. The garage has power and light and can be accessed directly from the kitchen. The rear garden is particularly generous and well maintained with a good size lawn and large patio area ideal for entertaining. The garden is extremely private.

Located in a sought-after position within easy reach of Heron and Barnwood schools whilst Crypt, Ribston hall and Sir Thomas Rich's grammar schools are all easily accessible. Everyday amenities are just a short walk away and a regular bus route serves the City centre where you will find the hospital and train station. The M5 motorway can be reached in about 10 minutes.

Services - Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

Entrance Porch

Entrance Hall

Cloakroom

6' 2" x 3' 6" (1.88m x 1.07m)

Lounge

13' 11" x 11' 11" (4.24m x 3.63m)

Dining Room

10' 9" x 10' 9" (3.27m x 3.27m)

Kitchen/Breakfast Room

17' 2" x 10' 10" (5.23m x 3.30m)

First Floor Landing

Bedroom

13' 11" x 13' 3" (4.24m x 4.04m)





Ensuite
6' 11" x 6' 2" (2.11m x 1.88m)

Bedroom
10' 11" x 10' 5" (3.32m x 3.17m)

Bedroom
15' 8" x 8' 0" (4.77m x 2.44m)

Bedroom
8' 7" x 8' 0" (2.61m x 2.44m)

Bathroom
9' 0" x 8' 1" (2.74m x 2.46m)

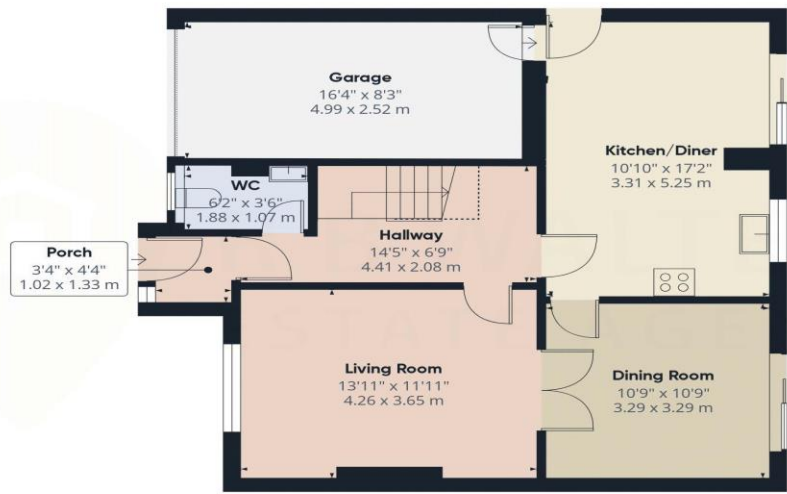
Outside

Driveway Parking for Numerous Vehicles

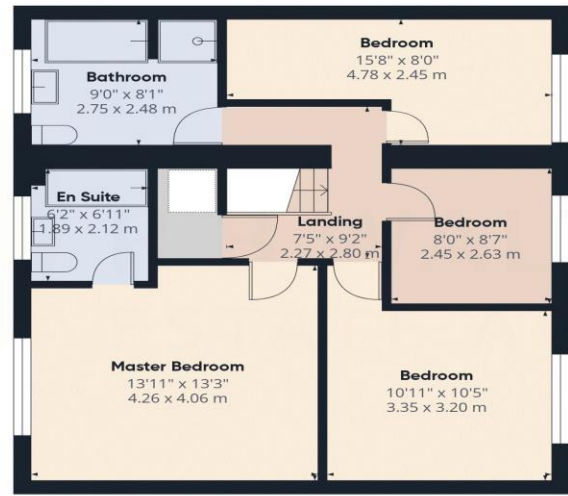
Garage
19' 4" x 8' 3" (5.89m x 2.51m)

Large Rear Garden





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1376 ft²
127.7 m²

Reduced headroom

12 ft²
1.1 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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