



R B WALTERS
ESTATE AGENTS



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*Hempsted Lane, Hempsted, Gloucester,
Gloucestershire, GL2 5LA.*

£700,000

Enjoying an elevated position this substantial period home is set within generous gardens and exudes charm and character throughout the spacious and well-presented accommodation.

As you approach along the sweeping driveway the attractive façade of the property rises above you and the mature and well-maintained gardens provide a welcoming first impression. The driveway provides ample parking for several vehicles, and this could be increased if required and leads to the detached garage which is of good size and would make for an ideal workshop.

The entrance hall is a light and airy space from which to welcome friends and family. The ground floor has plenty of living space with a good size, bay fronted sitting room with feature fireplace, large dining room also with open fire and there is a further living room with French doors opening out to the rear garden. The kitchen/breakfast room provides ample space and there is an additional area directly off the kitchen providing further useful space. A utility and shower room complete the ground floor. The first floor has three double bedrooms with the two front facing rooms enjoying far reaching views. There are also two bathrooms whilst on the second floor there are two further large bedrooms with the front facing one again enjoying panoramic views.

The rear garden is well stocked and of good size being mainly laid to lawn with stone edging and a large patio area ideal for al fresco dining or relaxing in the sun. The bottom of the garden has a summer house with power and light.

Hempsted is a popular location on the fringes of Gloucester, and the city centre can be accessed within minutes by car or a leisurely stroll along the picturesque canal. to the re-generated Docks and Quays shopping centre. Beautiful country walks can be enjoyed by exploring in different directions yet the convenience to everyday amenities adds to the attraction. A local village shop, post office and primary school are less than a mile away whilst schools for older children are also within close proximity including the popular grammar schools of Crypt and Ribston Hall. The main line rail station with direct service to London Waterloo is about 10 minutes away and the M5 can be reached in a similar time.

Entrance Hall

Sitting Room

17' 9" x 12' 10" (5.41m x 3.91m)

Dining Room

15' 9" x 12' 10" (4.80m x 3.91m)

Living Room

15' 6" x 8' 7" (4.72m x 2.61m)

Kitchen/Breakfast Room

13' 5" x 13' 0" (4.09m x 3.96m)

Additional Kitchen Area

12' 11" x 5' 5" (3.93m x 1.65m)

Utility Room

12' 1" x 7' 3" (3.68m x 2.21m)

Bathroom

7' 0" x 3' 11" (2.13m x 1.19m)

First Floor Landing





Bedroom

19' 6" x 12' 10" (5.94m x 3.91m)

Bedroom

15' 2" x 11' 8" (4.62m x 3.55m)

Bedroom

12' 11" x 11' 6" (3.93m x 3.50m)

Bathroom

8' 10" x 8' 4" (2.69m x 2.54m)

Bathroom

7' 3" x 4' 10" (2.21m x 1.47m)

Second Floor Landing

Bedroom

18' 0" x 11' 3" (5.48m x 3.43m)

Bedroom

18' 9" x 7' 6" (5.71m x 2.28m)



Outside



Driveway Parking for Numerous Vehicles

Large Front and Rear Gardens

Garage

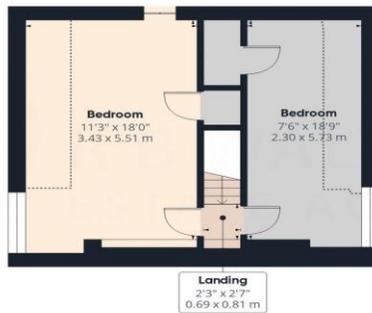
Summerhouse



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

2262 ft²
210.1 m²

Reduced headroom

92 ft²
8.6 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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