



1 Hill Road, Gloucester, GL4 6ST

£538,500

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**Farr & Farr** Sales  
Lettings

1 Hill Road, Gloucester, GL4 6ST

£538,500

A BEAUTIFULLY BUILT 1940'S INDIVIDUAL  
DETACHED FAMILY HOME IN A VERY  
POPULAR EDGE OF ROBINSWOOD HILL  
POSITION

Hill Road is a private cul-de-sac of just a few houses situated off Reservoir Road in the St Barnabas area. Robinswood Hill, with its beautiful walks and open countryside is on the doorstep. Good local shopping is close by, Gloucester city centre is approximately 1 1/2 mile to the north and the southern ring road with its fast routes to the M5 and Cheltenham is only a very short drive.

Number 1 is a highly individual detached family home built in the 1940's to very high standards and now offers very practical and beautifully proportioned family accommodation. All three

bedrooms are doubles, there is a well fitted bathroom as well as a ground floor shower room. The sitting room is formal with direct access to a Westerly facing private terrace and the kitchen/diner opens on to the rear gardens. To the exterior, the property is surrounded by formal landscaped gardens, which are very private and there is parking to the front and a half garage.

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**ENTRANCE HALL**

Wood block flooring. Turning staircase to landing with understairs cloaks area. Radiator. Inset ceiling spotlights.

**CLOAKROOM/SHOWER ROOM**

Beautifully fitted with large double shower cubicle. Fully tiled with glazed screen and Mira controls. Wash hand basin. Low-level WC. Laminate floor. Fully tiled wall. Heated towel rail/radiator. Back lit mirror.

**SITTING ROOM 17' 0" x 12' 6" (5.18m x 3.81m)**

Marble fireplace with built-in electric coal effect fire with arch top display alcoves to either side. Double radiator. Four wall light points. Window to the front. Large UPVC double glazed sliding patio doors to the side terrace.

**KITCHEN/DINER 23' 0" x 11' 0" (7.01m x 3.35m)**

**Dining area** with wood block floor. Boxed radiator. Inset ceiling spotlights. Corniced ceilings. Upvc double glazed French doors to garden. Oak top peninsula bar divide to **Kitchen area**, very comprehensively fitted with inset one and a half bowl ceramic sink unit with contemporary mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built-in AEG double oven and microwave oven. Four ring gas hob with stainless steel and glass extractor hood. Space for fridge/freezer. Built-in dishwasher. Pan drawers. Shelving. Inset ceiling spotlights. Oak half glazed door to:-

**REAR LOBBY/UTILITY ROOM**

Half glazed doors to the front and the rear. Quarry tiled floor. Belfast sink. Shelving. Valliant gas fired central heating boiler.

**PLAYROOM/WORKROOM 9' 6" x 9' 7" (2.89m x 2.92m)**

Plumbing for washing machine. Space for dryer. Worktops. Shelving. Window overlooking the workshop.

**FIRST FLOOR**

**LANDING**

Arched top window to the front. Inset ceiling spotlights. Range of full height shelved store cupboards and access to loft with retractable ladder.

**BEDROOM 1 17' 0" x 12' 6" (5.18m x 3.81m)**

Windows to the front, side and rear. Built in two double wardrobe cupboards with dressing tables between with cupboards and drawers and oak worktop. Radiator.

**BEDROOM 2 11' 0" x 10' 10" (3.35m x 3.30m)**

Radiator. Vanity unit with wash hand basin and cupboard below.

**BEDROOM 3 11' 9" x 8' 9" (3.58m x 2.66m)**

Radiator. Wardrobe cupboard.

**BATHROOM**

Panelled bath with stainless steel double headed shower unit and glazed screen with fully tiled splashback. Vanity unit with shelving to the side, cupboards and drawers below. Low level WC with concealed system. Tiled floor. Heated towel rail. Airing/linen cupboard with radiator.

**EXTERIOR**

Front gardens of a good size, elevated from the road with large area of brick pavia drive with parking for 4/5 cars. Outside tap and light. Area of lawns with wall surrounds. Mature shrubs and bushes giving a degree of privacy. Bin store. Brick path to side gardens which are surprisingly private, Westerly backing and have a good area of paved terrace with wall surrounds. Pond with lawns beyond and gate to:-

Rear gardens, again with a large area of paved terrace with wide steps to lawns. All enclosed by mature shrubs, bushes and trees giving near complete privacy. Outside tap. Light and sun blind.

**HALF GARAGE**

Double doors to the front. Power and light.

**WORKSHOP**

Light. Power. Window.

**BRICK BUILT SUMMER HOUSE/GARDEN STORE**

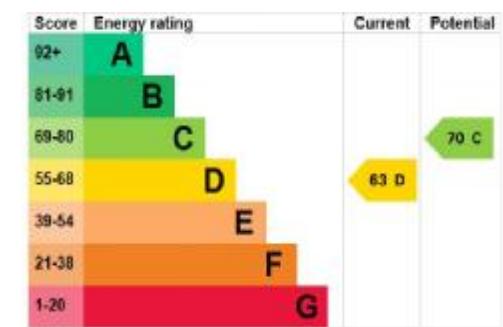
**AGENTS NOTE**

COUNCIL TAX: E

EPC: D-63

Hill Road is a private road each household pays approximately £35 a year towards street indemnity insurance and £30 maintaining street grass areas





GROUND FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.7 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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