



Shurdington Road, Gloucester
GL3 4PX

**Offers In Excess Of
£1,000,000**



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HUNTERS[®]
EXCLUSIVE

Shurdington Road, Gloucester

DESCRIPTION

Welcome to Henley House, the ultimate entertaining property with approximately 3500sqft of accommodation and additional equestrian facilities including stables and tack room, all set in approximately 3 acres of private land. The five-bedroom house is complimented by a range of modernised and air-conditioned outbuildings.

Ground Floor: The comprehensively fitted kitchen with central island creates a very practical kitchen area complete with appliances. Leading from the kitchen is a large breakfast/dining area with fabulous views across the formal rear gardens. To the right there is a large utility/boot room and to the left, there is an impressive 30' sitting room with dual aspect windows. Additionally, there is a 22' guest suite with full bathroom facilities and an additional separate wc.

The First Floor: consists of four superb double bedrooms and a beautifully appointed family bathroom. The main suite has a dedicated bathroom facility and is particularly attractive with lovely views across Crickley Hill and Country Park. The second bedroom also has a dedicated en-suite. Bedrooms three and four share the family bathroom which offers a walk-in shower and luxurious raised bath.

To The Rear: there are a range of beautifully converted outbuildings, the first of which is a large and versatile room which is currently used as a fitness gym. With double sets of doors opening to the side, this 40' air-conditioned room could be utilised in a variety of ways as a home cinema, music room, fitness studio etc. and incorporates a secondary room currently used as a beauty salon but again, is very versatile. A second converted outbuilding also has double doors to the garden and at 27' x 18' could be used in a variety of ways. This room is also air-conditioned and features a log burning stove.

Not having been offered for sale for over 23 years, Henley House is a true family-centric home. A rare gem of a property impossible to beat at the asking price.

Viewing by appointment o

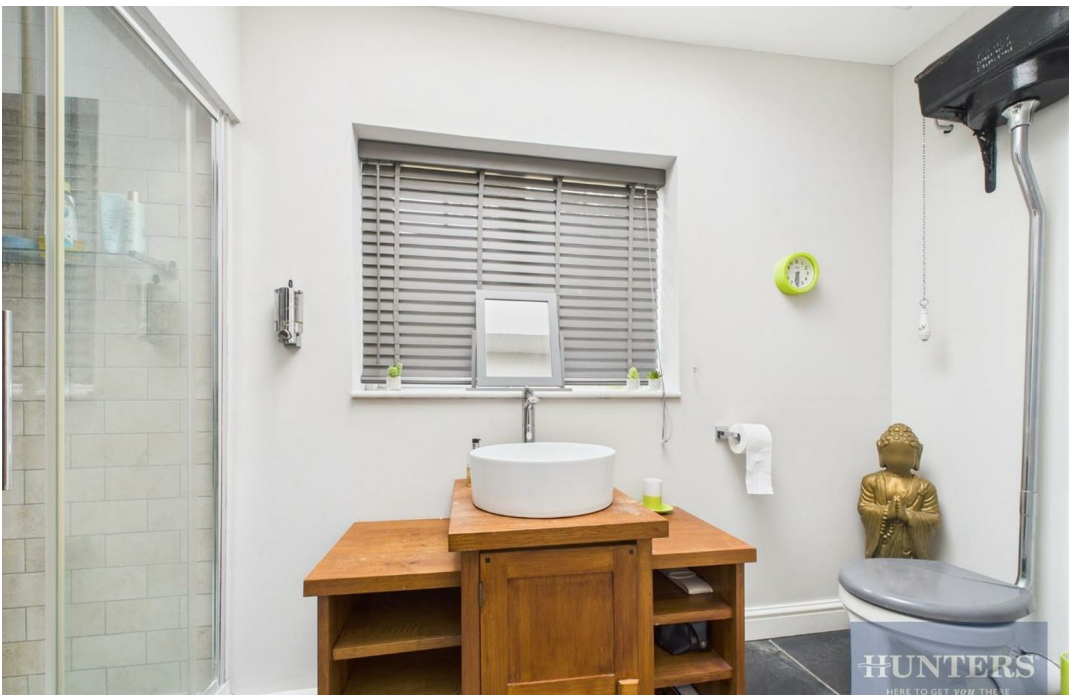


Features

- **Five Bedroom Detached Residence in Circa three Acres**
 - **First Outbuilding 40' and Fully Air-Conditioned**
 - **Breathtaking Views to the Rear**
 - **Stables and Large Field**
 - **Council Tax Band G | EPC Rating tbc**
- **Four Bathroom Suites**
 - **Second Outbuilding 27' and Fully Air-Conditioned**
 - **Outstanding Formal Gardens**
 - **Double Garage and Off Road Parking for 10+ Vehicles**
 - **Tenure - Freehold**

ROOMS

Sitting Room 12'11" x 30'4"	WC	Bedroom Four 12'0" x 9'11"
Dining Room 11'1" x 12'1"	Bathroom 13'1" x 6'4"	Home Fitness Centre 31'8" x 15'8"
Kitchen / Breakfast Room 18'6" x 18'9"	Bedroom One 16'11" x 13'8"	Luxury Home Office 17'10" x 26'11"
Utility / Boot Room 18'1" x 7'9"	Bedroom One En-Suite 8'11" x 6'7"	Beauty Salon 13'8" x 9'8"
Guest Suite 12'1" x 22'3"	Bedroom Two 11'3" x 12'0"	Storage Room 11'4" x 7'11"
Guest Bathroom 5'5" x 8'7"	Bedroom Two En-Suite	Double Garage 17'10" x 18'0"
WC	Bedroom Three 11'10" x 12'1"	



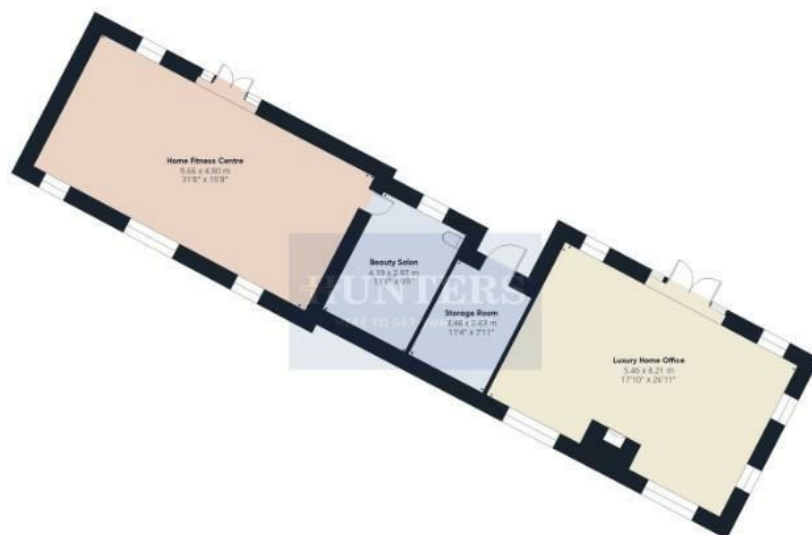




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

357.2 m²

3843 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Exterior

Henley House sits within a beautiful plot of just under three acres. To the front there is a secure double garage with additional parking for 10+ vehicles. The frontage belies the true treasures to be found at the rear of the property. The current owners have tirelessly developed the house and a lot of effort has been concentrated in the formal gardens. It is fair to say it would be impossible to be bored in this garden, there are several areas to discover from a sunken patio with hot tub area, barbeque area and large oak pagoda with seating for 20+ people - to the zen garden for a genuinely relaxing unwind after a hard day. The formal patio abutting the rear of the house overlooks the central lawned area from which various nooks and feature patios spring. The one feature shared by all the various outdoor spaces is the outstanding back drop of the properties own field, the Crickley Country Park and Leckhampton Hill. This is definitely a house for a lover of gardens, views and rural aspects. The property also offers excellent communications with easy access to Cheltenham, Gloucester, M5 Motorway and many other connections.

All viewings will be by appointment only with buyers able to evidence an ability proceed should the property be of interest.

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

