R B WALTERS
ESTATE AGENTS



Parklands Orchard, Whitminster, Gloucester, Gloucestershire, GL2 7PE.

£775,000

A stunning family home providing over 2550 sq ft of accommodation which has been beautifully maintained and offers enviable space for the whole family. This impressive looking detached home is sure to meet the most discerning of buyers requirements. The hallway has a large window providing a mass of natural light and there is a good size study/office, large lounge with feature wood burning stove and then a superb kitchen/dining and family room which is full fitted with full height fridge and freezer, double oven, warming tray, wine cooler,induction hob and dishwasher. The kitchen is certainly the heart of this home with a central island and then 3 windows to the rear and doors to the garden. The ground floor also has a utility room and WC. The first floor galleried landing continues the majestic feel and there are two double bedrooms both with ensuites. There is then a further double bedroom and a good size single room before you are wowed by the master bedroom suite. An extremely spacious room with his and hers dressing areas either side of the bed which lead behind one wall to the stylish ensuite. Outside the front driveway provides ample parking for numerous vehicles and there is a double garage which provides excellent storage or space for a home gym. The rear garden is enclosed and has been landscaped offering almost total privacy. There are several seating areas ideal for entertaining, relaxing or dining al fresco and well manicured lawns. The property is located in a sought after development which is extremely well maintained and set away from the main road. Convenient for Stroud and Gloucester, Whitminster has a good local primary school, the popular Highfields Garden Centre and various businesses serving all your everyday requirements. The M5 motorway can be accessed in about 5 minutes. Services Mains Gas Central Heating Electric Mains Water and Drainage Broadband Available Agent Note The community areas including an Orchard are maintained by the management committee and there is annual service charge of £400.

Entrance Hall

WC
6' 6" x 4' 8" (1.98m x 1.42m)

Study/Office
13' 5" x 9' 4" (4.09m x 2.84m)

Living Room
22' 7" x 12' 6" (6.88m x 3.81m)

Kitchen/Dining Room
20' 6" x 14' 3" (6.24m x 4.34m)

Utility Room
7' 9" x 5' 8" (2.36m x 1.73m)

First Floor Landing

Master Bedroom Suite
19' 5" x 11' 11" (5.91m x 3.63m)

His and Hers Dressing Areas













Ensuite
7' 7'' x 7' 0'' (2.31m x 2.13m)

Bedroom
14' 3'' x 11' 8'' (4.34m x 3.55m)

Ensuite
7' 4'' x 6' 0'' (2.23m x 1.83m)

Bedroom
13' 5'' x 11' 7'' (4.09m x 3.53m)

Ensuite
7' 4'' x 6' 0'' (2.23m x 1.83m)

Bedroom
12' 7'' x 11' 0'' (3.83m x 3.35m)

Bedroom
9' 8'' x 7' 10'' (2.94m x 2.39m)

Bathroom
9' 11'' x 6' 4'' (3.02m x 1.93m)

Outside

Double Garage
19' 9'' x 19' 8'' (6.02m x 5.99m)

Driveway Parking

Landscaped Rear Garden



Ground Floor





Floor 1

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Approximate total area(1)

2567 ft²

238.2 m²

Reduced headroom

33 ft²

3.1 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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R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk