R B WALTERS
ESTATE AGENTS



Barnwood Road, Barnwood, Gloucester,
Gloucestershire, GL4 3JT.

£700,000

Perfect for those seeking multi-generational living or separate income potential thanks to the ground floor annexe which has a connecting door or can be self contained.

Located in a popular and sought after location close to Barnwood Park School and all your everyday amenities this spacious detached home enjoys a generous corner plot with a good size garden and plenty of off road parking.

The property is extremely well presented throughout and has a good size living room, separate dining room and kitchen on the ground floor in the main house. There is then a further living room, bedroom, kitchen and bathroom in the annexe which can be accessed from the main house or separately from a door at the rear. The first floor has four double bedrooms with the master having an ensuite shower room and there is also a further family bathroom.

Outside the front has a retaining wall with brick pillars providing an opening to the gravelled driveway where you will be able to park numerous vehicles. The garden wraps round one side to the rear and offers a good degree of privacy, plenty of lawn, a patio area for relaxing and al fresco dining and a good size storage shed.

The property is being sold with the benefit of no onward chain and has been well maintained by the current owner who has recently had the exterior repainted, had a new boiler installed in 2025 as well as an EV charging point.

Main House

Entrance Hall

Living Room
15' 6" x 11' 10" (4.72m x 3.60m)

Dining Room
13' 4" x 10' 9" (4.06m x 3.27m)

Kitchen
12' 3" x 9' 7" (3.73m x 2.92m)

First Floor Landing

Bedroom
15' 7" x 11' 11" (4.75m x 3.63m)

Ensuite
9' 9" x 5' 7" (2.97m x 1.70m)

Bedroom
14' 6" x 11' 3" (4.42m x 3.43m)













Bedroom
13' 3" x 11' 5" (4.04m x 3.48m)

Bedroom
11' 3" x 11' 0" (3.43m x 3.35m)

Bathroom
9' 7" x 6' 2" (2.92m x 1.88m)

Annexe

Hallway

Living Room
19' 3'' x 11' 2'' (5.86m x 3.40m)

Kitchen
7' 9'' x 4' 6'' (2.36m x 1.37m)

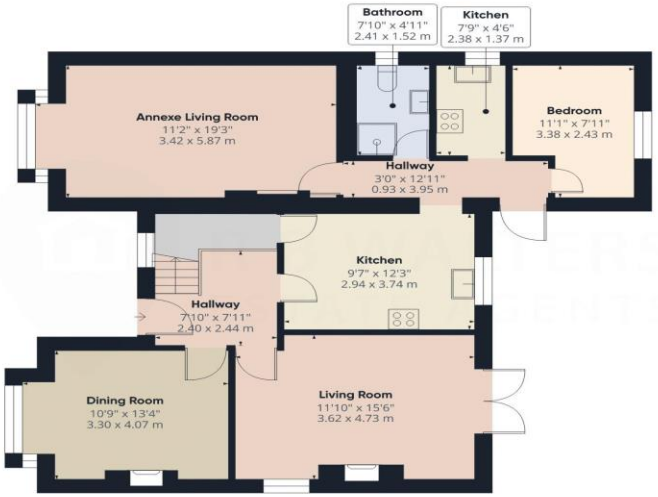
Bedroom
11' 1'' x 7' 11'' (3.38m x 2.41m)

Bathroom
7' 10'' x 4' 11'' (2.39m x 1.50m)

Outside

Driveway Parking

Storage Unit



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1879 ft²

174.5 m²

Reduced headroom

40 ft²

3.7 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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