



Hazel Barn, 1 Greenfields Cheltenham Road East, Gloucester, GL2 9QT

£1,100,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in a highly sought-after and private location adjacent to a tranquil golf course, this impressive five-bedroom detached home offers an abundance of living and leisure space, both inside and out. Perfectly suited to growing families or those seeking a versatile layout for work and recreation, this beautifully presented property combines elegance, modern comfort, and generous proportions throughout.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts a substantial living room, ideal for entertaining or relaxing, alongside a separate formal dining room perfect for family gatherings or dinner parties. The modern kitchen is the heart of the home, complete with sleek cabinetry, integrated appliances, and a stylish breakfast bar for casual dining.

A bright and airy conservatory provides an additional living area, overlooking the rear garden. Adjacent to the kitchen is a utility room offering practicality and storage, while the property also benefits from a well-proportioned billiards room and a fully equipped home gym, catering to both relaxation and fitness. For those working from home, a dedicated home office provides a quiet and productive environment. A downstairs WC completes the ground floor accommodation.

The first floor offers five generously sized double bedrooms, each featuring fitted wardrobes for ample storage. The principal bedroom and second bedroom enjoy the added luxury of en-suite bathrooms, while the remaining bedrooms are served by a stylish family bathroom. A further hobby room provides flexible space for creative pursuits, or additional storage.

The property is set back behind a well-maintained front garden and approached via a private driveway that provides ample off-road parking for multiple vehicles. To the rear, a generous and secluded garden offers a peaceful retreat whilst further boasting multiple outdoor seating areas that can be enjoyed all year round

- Substantial Five Bedroom Detached Home
 - Downstairs WC, Two En-Suites and Family Bathroom
 - Generous Front And Rear Gardens
 - EPC Rating: D59
- Living Room, Dining Room, Conservatory, Billiards Room And Hobby Room
 - Exclusive Development Positioned Between Churchdown And Cheltenham
 - Private Driveway Providing Ample Off Road Parking
 - Council Tax Band: G

Agents Note.
Freehold
EPC Rating: D59
Tewkesbury Borough Council Band: G
Mains Electric and Water are connected. Oil central heating.
Fibre Broadband is available in the area.

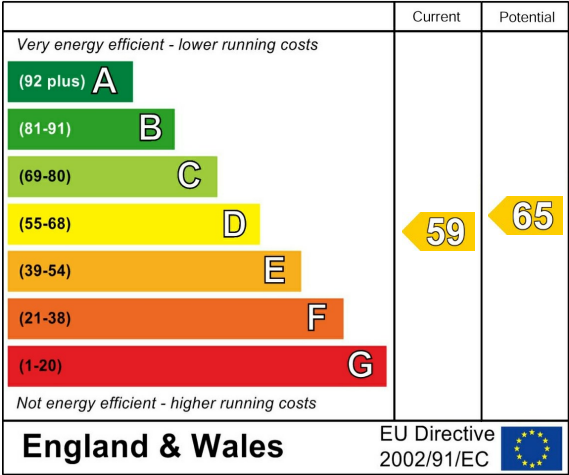
Flood Risk
Rivers & Seas: Very Low
Surface Water: Very Low

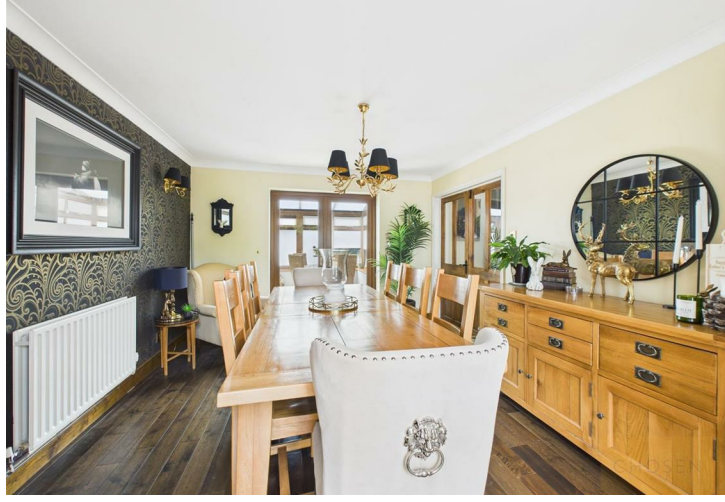
Broadband:

Standard 8 mbps
Superfast -
Ultrafast 1000 mbps

There is an annual ground rent of £40.00 per year for the upkeep of the drive payable to HomeGround. There is also a fee of £310.00 per year payable to First Port Property Services.

Energy Efficiency Rating







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

3594 ft²

Reduced headroom

78 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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