



339a Stroud Road, Tuffley, Gloucester, GL4 0BB
£650,000

Farr & Farr Sales & Lettings

339a Stroud Road

Tuffley, Gloucester, GL4 0BB

A HIGHLY INDIVIDUAL DETACHED FAMILY HOME SET AN ELEVATED POSITION WITH BEAUTIFUL VIEWS AND ENJOYING VERY COMPLETE AND PRACTICAL ACCOMMODATION

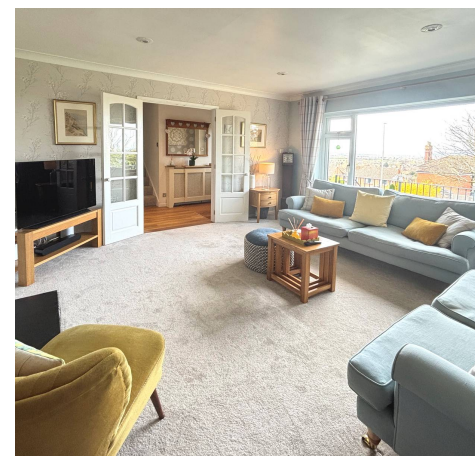
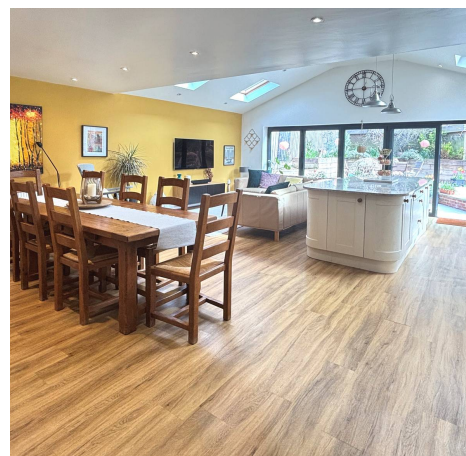
Number 339A is situated in an elevated position enjoying wonderful views across the Severn Vale towards Mayhill and set in a very popular residential section of the sought after Stroud Road . Gloucester City centre with all facilities including the Docks, some of the area's most popular schools' are very close by, good local shopping is within an easy reach and access to Cheltenham and the M5 motorway is only a short drive.

The property is a highly individual and offers very well planned accommodation ideal for the family. The reception area's combine a sitting room to the front with large picture window and outstanding views across the Seven Vale to the West and a large 24' x 20' vaulted ceiling kitchen dining/family room that is very well fitted and enjoys full width bifold doors to the landscaped gardens. Additionally, there are five bedrooms with bedrooms two and five having ensuites as well as a large utility room or second kitchen, a cloakroom and impressive hall and landing. The property is gas central heated throughout has double glazing and benefits from a solar PV array, providing power and an income from the electricity generated. To the exterior there is a driveway with parking for several cars, a good sized double garage and quite exceptional landscaped terrace gardens to the rear which adjoins Robinswood Hill and have views across the Severn Vale.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





ENTRANCE HALL

UPVC double glazed front door and matching side slip. Of a very good size with inset ceiling spotlights. Boxed radiator. Access to loft. Stairs to lower ground floor and first floor. Glazed double doors to:-

SITTING ROOM

16' 10" x 14' 8" (5.13m x 4.47m)

Lovely picture window with views to the West. Fireplace with wood burning stove. TV point. Double and single radiators. Inset ceiling spotlights. Built-in dresser unit with shelving above.

KITCHEN/FAMILY ROOM

24' 9" x 20' 1" (7.54m x 6.12m)

High-quality flooring. Inset ceiling spotlights. Four velux windows allowing a great deal of light. Dining area with two radiators. Sitting area with TV point. Adjacent kitchen area which is beautifully fitted with granite worktops, inset one and a half bowl ceramic sink and contemporary mixer taps. Cupboards and drawers below. Wall and base units. Built-in AEG induction hob with extractor hood and matching back plate. Built in dishwasher. Built-in eyelevel AEG double ovens and space for an American style fridge/freezer. Island unit, again with cupboards and drawers. Pan drawers with shelving and breakfast bar. Underfloor heating. Five glazed bifold doors to private terrace and garden.

LANDING

Access to loft. Coved ceiling.

BEDROOM 1

11' 10" x 10' 6" (3.61m x 3.20m)

Range of wardrobe cupboards with mirrored sliding doors. Radiator. TV point and outstanding views to the West across the Severn Vale to Mayhill.



BEDROOM 2

13' 11" x 9' 11" (4.24m x 3.02m)

Radiator. View to rear. TV point.

ENSUITE

Corner shower, fully tiled and glazed doors with stainless steel controls. Wash hand basin. Low-level WC. Heated towel rail. Extractor fan. Inset ceiling spotlights.

BEDROOM 3

13' 11" x 9' 1" (4.24m x 2.77m)

Radiator. Vanity unit with wash hand basin and cupboards below. Shaver point. Double wardrobe cupboard with mirrored sliding doors. View to rear. TV point.

BEDROOM 4

11' 11" x 8' 4" (3.63m x 2.54m)

Radiator. Built-in desk unit and wardrobe. TV point. Lovely views to May Hill.

BATHROOM

Large shower cubicle with double headed stainless steel controls and glazed screen. Vanity wash hand basin with cupboards and drawers below. Shaver socket. Low-level WC with concealed cistern. Back lit wall mirror that is heated with Bluetooth speaker. Fully tiled walls. Inset ceiling spotlights. Extractor fan and vertical heated towel rail/ radiator.

LOWER GROUND FLOOR

Tiled floor and door to garage.

CLOAKROOM

Low-level WC. Vanity unit with wash hand basin and cupboards below. Part panelled walls. Vinyl floor. Heated towel rail/radiator. Inset ceiling spotlights.

BEDROOM 5

13' 11" x 8' 6" (4.24m x 2.59m)

Radiator. Two wall light points. TV point.

ENSUITE

Double shower with Mira controls, glazed screen and fully tiled. Inset ceiling spotlights and extractor fan. Electric towel rail.

DOUBLE GARAGE



UTILITY ROOM

14' 0" x 9' 11" (4.27m x 3.02m)

Very comprehensively fitted with single drainer double sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops to both sides. Plumbing for washing machine and space for dryer. Worcester central heating boiler. Part tiled walls. Vinyl floor. Broom cupboard. Radiator. Spotlighting and space for separate freezer. TV point.

Front Garden

Of a very good size with low wall to the front and large macadam driveway. Parking for several cars and turning areas, lawns to either side with shrub beds, bushes and path to terrace with views. Concealed further terrace, paved with hedge surrounds. Useful storage.

Rear Garden

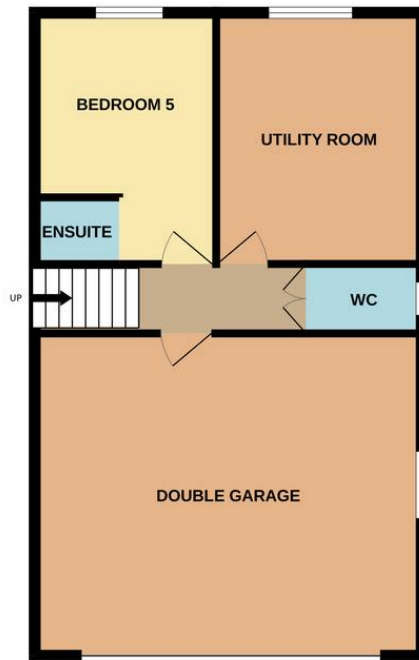
South Easterly backing, beautifully and recently landscaped on a split level. Large area of stone paved terrace with steps and artificial lawn with raised shrub beds with flowers and bushes. Steps to raised area of decking with banisters backing onto Robinwood Hill and enjoying views to the West over the Severn Vale to Mayhill. Outside lighting. External power to both the rear of the house and decking. Two external taps.

DOUBLE GARAGE





BASEMENT
607 sq.ft. (56.4 sq.m.) approx.



GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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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