

3 Grovelands, Barnwood GL4 3JF

£625,000

naylor powell



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• Executive four bedroom detached family home • Private and enclosed rear garden • Ensuite to master bedroom • solar panels • Double garage • Well presented throughout • Highly sought after location • Ample off road parking • Tax Band F - Gloucester City Council - £3,391.80 per annum (2026/27) • EPC C71

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59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950
hucclecote@naylorpowell.com
www.naylorpowell.com

Accommodation

Stepping into the property, you are welcomed by a spacious entrance hallway providing access to the living room, study, downstairs WC, dining room, and kitchen. The generous living room enjoys a window to the front aspect and features bi-fold doors opening onto the rear garden, creating a bright and inviting living space. The study is currently used as a home office but offers excellent versatility and could easily be adapted to suit a variety of needs. The dining room provides ample space for a large dining table and also benefits from bi-fold doors leading directly to the rear garden, making it ideal for entertaining and family gatherings. The kitchen is well appointed with matching wall and base units, generous worktop space, an integrated four-ring gas hob with extractor hood, integrated fridge-freezer, a one-and-a-half bowl stainless steel sink with drainer, space for a dishwasher, and room for a breakfast table. A rear-facing window allows plenty of natural light into the space. The adjoining utility room offers a further one-and-a-half bowl sink with drainer, along with space for both a washing machine and tumble dryer.

Completing the ground floor is a convenient cloakroom fitted with a WC, wash hand basin and storage provided by a wall and base unit. On the first floor, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom comprising a WC, wash hand basin, and a jacuzzi bath.

Double Garage/Workshop

Electric roller shutter door. A rear door leads into the utility room. The garage is equipped with power and lighting.





Outside

To the front of the property is a generous driveway providing ample off-road parking and access to a double garage. The property benefits from a well-maintained front lawn, mature planting, roof-mounted solar panels, and gated side access to the rear garden. At the rear is a generous, private garden, mainly laid to lawn with a paved patio ideal for outdoor dining and entertaining. Beautifully bordered by mature trees and established planting, the garden enjoys a high degree of privacy and a well-maintained, landscaped finish.

Location

Located within the south east of the historic Gloucester City Centre, Grovelands is located in the popular area of Barnwood. With various local amenities to include the 'Good' Ofsted rated local Dinglewell primary school as well as access to a number of secondary and grammar schooling being located within the City. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas.

Material Information

Tenure: Freehold.
Council Tax band: F
Local authority and rates: Gloucester City Council - £3,391.80 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating.
Broadband speed: Standard 16 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone (likely), O2 (likely), EE (likely), and Three (likely).
Solar panels
Podpoint EV charger
CCTV at the front and side of the property
Please note there are tree preservation orders at the property





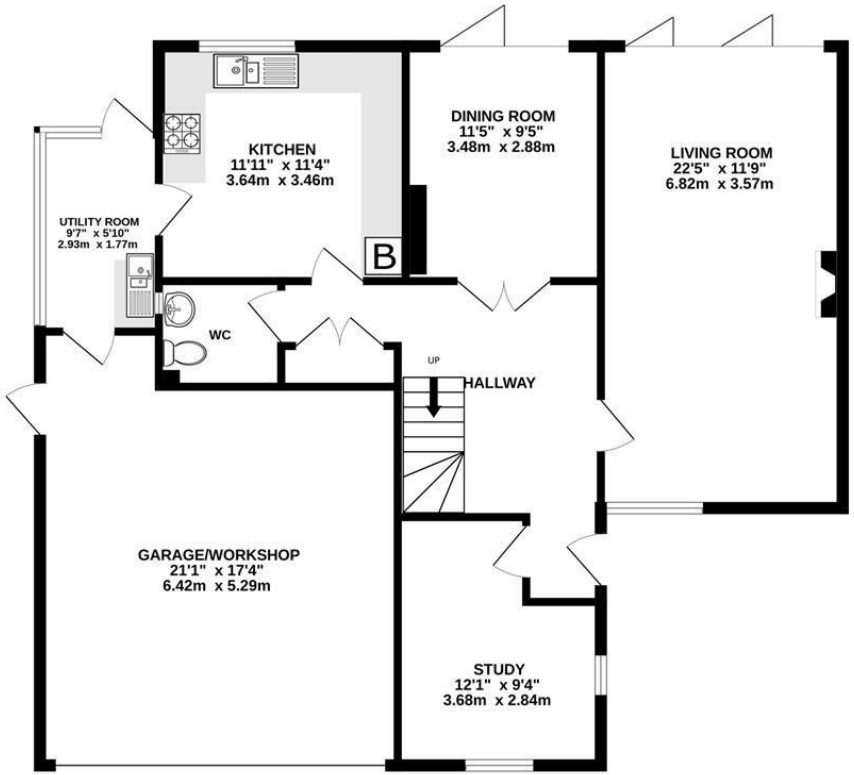




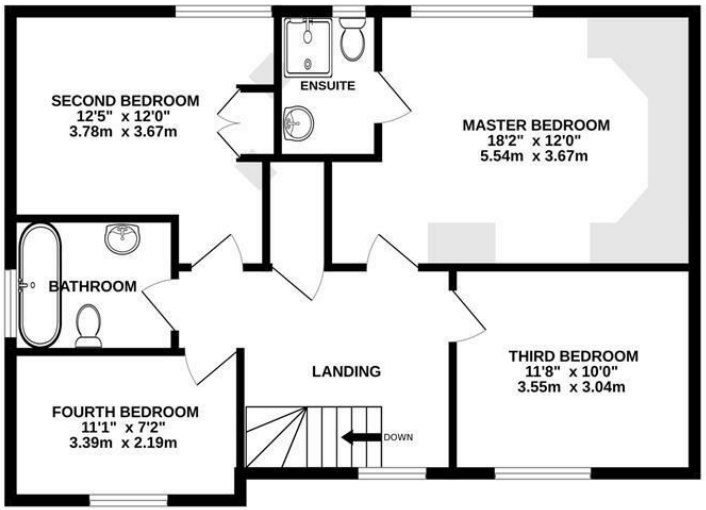




GROUND FLOOR
1179 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 1936 sq.ft. (179.9 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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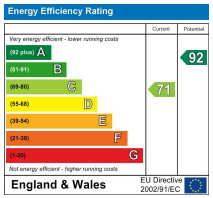
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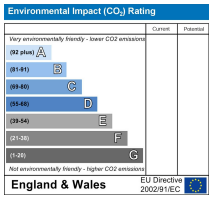
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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