



Green
Lane, Gloucester, Gloucestershire, GL3
£895,000

HUNTERS[®]
EXCLUSIVE



HUNTERS
HERE TO GET *you* THERE

Green Lane, Gloucester, Gloucestershire, G

£895,000

Hunters Estate Agents proudly present 'Craiglands' for sale. This fabulous 4/5 bedroom detached family home is set within its own private grounds, extending to in excess of 0.5 acres of formal landscaped gardens. There is no onward chain to the sale of this house.

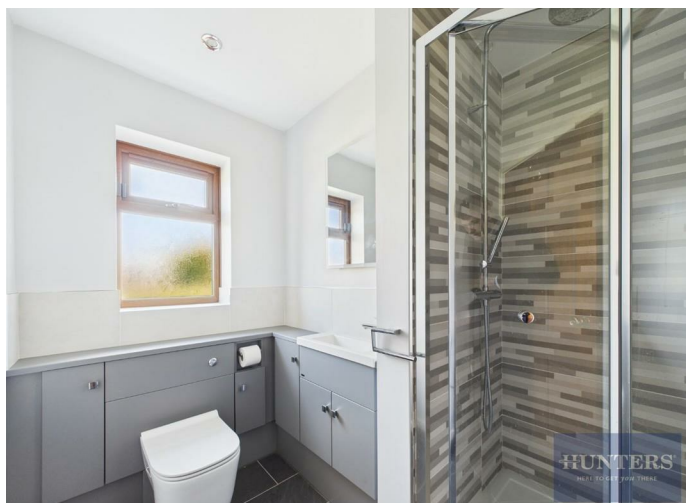
This fine property, commissioned and constructed Circa 2007, is offered to the market in exceptionally good condition throughout, with highly adaptable accommodation that will suit a variety of requirements. The house accommodation is as follows

Ground Floor: The central entrance foyer gives access to the first floor, living room, kitchen, dining room and Cloakroom. The living room has triple aspect windows enjoying all the impressive views surrounding this property. The Dining room sits to the rear. The kitchen spans the full depth of the property with modern fittings and a central island. To the right of the kitchen is a virtually self-contained ground floor one bedroom studio. This could be used as an annex for a relative, a guest suite, a teenager flat or as two further reception rooms. This part of the property would also be ideal for anyone wanting a home office, gym, playroom or luxury utility/boot room.

First Floor: The central staircase gives access to three double bedrooms and a family bathroom. Bedroom five also gives access to bedroom three, another double bedroom positioned over the annex.

Outside: The property is accessed via twin wrought Iron Gates and a winding drive leading to the detached double garage with power and lighting installed. The property benefits from a very pleasant, elevated position with views across Chosen Hill over the scarp and Severn Vale. The hill is home to over 11 hectares of nature reserve.

Offered for sale with no onward chain, this property can be owned at short notice if required.





Sitting Room
12'6" x 19'5"



Dining Room
10'11" x 12'2"





Study
11'6" x 11'5"



Kitchen
13'5" x 19'5"





Cloakroom with (WC)
6'5" x 2'11"



Bedroom Two - (On Ground Floor)
11'8" x 11'7"



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

HUNTERS[®]
EXCLUSIVE



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾

221.92 m²

2388.72 ft²

Reduced headroom

17.76 m²

191.19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01242 528500 | Website: www.hunters.com

HUNTERS
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE