



121 Reservoir Road, Gloucester, Gloucestershire, GL4 6SX

£525,000

🛏 | 3

🛋 | 3

🛁 | 2

  
**Farr & Farr** Sales Lettings 

**121 Reservoir Road, Gloucester,  
Gloucestershire, GL4 6SX**

**£525,000**

A LOVELY INDIVIDUAL DETACHED FAMILY HOME OF A RARE AND PLEASING DESIGN SET ON THE LOWER SLOPES AND WITHIN EASY ACCESS OF ROBINSWOOD HILL AND THE COUNTRY PARK

Number 121 has been a wonderful home for the current owner and their growing family in recent years due to the accommodation having three good bedrooms and a large open plan practical design which both adjoins and overlooks the lovely gardens. To the exterior, the property is set very well back from the road in a semi elevated position and offers a large gravel drive with parking for many cars or other uses and the possibility subject to planning consent, of further development. To the rear of the property, the gardens are completely private, back south and has a Tranquillity that is rare in a property this conveniently situated. Some of the areas most sought after school's are very close by, good local shopping is within an easy reach and access to the Southern ring road with it's fast routes, both north and south to the M5 and Cheltenham are only a very short drive.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

**ENTRANCE HALL**

Original front door. Oak wood block door. Cloaks cupboard. Understairs cupboard with consumer box.

**CLOAKROOM/SHOWER ROOM**

Of a 'wet room' style with shower. Low level W.C. Wash hand basin. Marbrex walls. Heated towel rail/radiator. Inset ceiling spot lights.

**SITTING ROOM 16' 10" x 11' 1" (5.13m x 3.38m)**

Oak block flooring. Lovely fireplace with coal effect fire. Double radiator. Arches to both dining room/family room and music room.

**FAMILY ROOM/DINING ROOM 21' 0" x 11' 8" (6.40m x 3.55m)**

High quality wood effect laminated flooring. Windows to two sides. Three radiators. Coved ceiling. Decorative recessed arch. Upvc double glazed double French doors to terrace and garden. Arch to:-

**STUDY/MUSIC ROOM 12' 0" x 10' 0" (3.65m x 3.05m)**

Oak block floor

**KITCHEN/BREAKFAST ROOM 12' 3" x 11' 6" (3.73m x 3.50m)**

Very comprehensively fitted with inset 1 ½ bowl single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Built in double oven and four ring gas hob with stainless steel cooker hood. Plumbing for dishwasher. Double radiator. Coved ceilings. Two sets of spotlights. Timber breakfast bar. Walk in larder cupboard. Door to:-

**SIDE LOBBY**

Door to front and rear.

**UTILITY 12' 0" x 5' 6" (3.65m x 1.68m)**

Stainless steel sink unit with cupboards below. Plumbing for washing machine. Worktops and cupboards. Spotlights. Access to the garage.

**WALK IN PANTRY 8' 6" x 4' 8" (2.59m x 1.42m)**

Power. Light. Shelving.

**FIRST FLOOR/LANDING**

Of a very good size. Radiator. Access to loft.

**LOFT**

Full width of the house with good height. Fully boarded and ideal for conversion to further accommodation.

**BEDROOM 1 16' 8" x 11' 2" (5.08m x 3.40m)**

Two radiators. Two double wardrobe cupboards with store cupboards above. Windows to the front and rear.

**BEDROOM 2 12' 3" x 10' 0" (3.73m x 3.05m)**

Radiator. Two double wardrobe cupboards and store cupboards above.

**BEDROOM 3 12' 3" x 9' 6" (3.73m x 2.89m)**

Radiator. Double wardrobe cupboard. Airing cupboard with gas fired central heating boiler.

**BATHROOM**

White suite of panelled bath with mixer taps and shower attachment and Mira electric shower. Pedestal wash hand basin. Fully marbrex wall. Laminated flooring. Vertical heated towel rail/radiator in stainless steel.

**SEPARATE W.C**

Low level W.C. Radiator.

**EXTERIOR**

Front gardens approached by a drive to a large area of gravel with parking for multiple cars and various uses, but also could be further developed subject to planning consent. Door to covered side lobby.

Rear gardens are a truly delightful aspect to this property being South backing, very private and 130' in length and offering a surprising degree of peace and tranquillity. They are predominantly laid into two areas, the first formal, beautifully and maturely landscaped with a large area of brick pergola with paths and seating below that open onto lawns which surround mixed trees, hedges and shrubs. The second area of gardens to the rear is natural and full of wildlife.

**GARAGE**

Double doors. Power and light. A good size with inner door to side passage.

**FULLY LINED CHALET STYLE HOME OFFICE**

Fully lined in a chalet style with double doors. Power and light. Fitted with broadband.

**AGENTS NOTE**

COUNCIL TAX: E

EPC: D-63













These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

#### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
fairandfair.co.uk

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
fairandfair.co.uk

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 360444  
✉ longlevens@  
fairandfair.co.uk

#### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
fairandfair.co.uk