



FOR SALE
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232 STROUD ROAD, TUFFLEY, GLOUCESTER, GL4 0AU

The Property

A truly charming example of an early 1900s period detached family home, extended to create impressive internal space for the whole family. Set back from the road with a block paved drive, with generous parking and turning space. Wrought iron side gates open to additional parking and a detached single garage. Enter through a covered porch into a welcoming hallway laid with Minton tiles and framed by the home's original circular stained leaded glass windows. A convenient cloakroom sits close to the entrance.

A bay-fronted sitting room looking out to the front with two windows to side offers a wealth of natural light, a brick fireplace with log burner inset ideal for cosy winters evening.

To the heart of the home open-plan kitchen, dining and family room truly is the highlight of the house. You are greeted by a bespoke fitted kitchen in a soft green providing extensive storage. Worktops are a mix of solid wood and granite for a warm finish. A large central island forms the focal point and includes an integrated hob. Double built-in oven and an integrated dishwasher with space for additional free standing appliances. Bi-fold doors open to a southwest-facing sun terrace, combining indoor/outdoor living. The dining/family area is ideal for a busy family, space at ease for a dining table and six chairs, sofa, desk and TV. Karndean style flooring runs throughout for an ease of maintenance. French doors open to a generous laundry/boot room with a range of built-in cabinets, worktop with sink inset and space for appliances. Doors leads to the terrace ideal for wet boots and muddy paws.

Stairs rise to an airy first-floor landing where a side window offers a wealth of natural light, doors lead to all four bedrooms, the family bathroom and stairs to the next floor.

Bedroom one a well proportioned double room is to the front with a wide bay and leaded glazing offering a wealth of natural light, with views to Robinswood Hill. Fitted floor to ceiling wardrobes along one wall offer generous storage, with space at ease for a King sized bed and free standing furniture.

Bedroom two is at the rear of the property and is a good sized double with fitted wardrobe and a window over looks the garden beyond. Bedroom three sits to the front and features leaded glazed window, views of Robinswood Hill and a fitted wardrobe. Bedroom five/home office is fitted with a desk and cabinets, however with this in place there is still room for a fold out bed to be used as an occasional guest room. Alternatively with the desk and shelving removed this would be a good sized single room.

Five piece family bathroom feels bright and well presented, white paneling on the walls with modern brushed metal wall lights and chrome fixtures create a clean and bright finish. A built-in bath sits beneath the frosted window, a separate shower with glass enclosure, bidet, low flush WC and vanity unit. A picture rail runs along the top of the walls an ideal space for plants and accessories, giving the room a lovely feeling of tranquility.

From the landing, a second staircase leads to a top floor guest suite. Exposed beams and Velux windows add character and natural light. There is ample space for bedroom furniture along with a desk and sofa. This layout suits an independent teenager or an agile elderly relative who values privacy. An en suite shower room with a Velux window completes the space.

AGENTS NOTE

Stamp duty at £625,000 first time buyer and moving home £21,250, Additional Property £52,500





Outside

The garden is accessed either through the bi fold doors from the kitchen or the French doors from the laundry room, or there is side access from the driveway. Perfect south west facing.

What a delight for all the family to enjoy and great social space. The garden feels private and calm. It slopes gently away from the house and is laid out over two distinct levels.

A paved sun terrace sits directly off both the bi fold and French doors. It serves as an outdoor room with plenty of space for garden furniture to enjoy dining, socialising and quiet mornings, linking the house to the garden and extending the living space. To the side a raised ornamental pond provides a perfect backdrop.

The terrace steps down to the upper lawn, a summer house set slightly apart to give a sheltered spot for reading or a snug hideaway on cooler days. This level is bordered by mature hedging and planted beds. Herbaceous borders and evergreen shrubs add colour through the seasons.

A paved path runs across the garden and divides the upper and lower lawns, creating neat, usable outdoor rooms.

The lower lawn provides a broad, level space for play and recreation, with a shed at the bottom. The garden is surrounded by established hedging and mature planting, giving a strong sense of enclosure and privacy. There is generous scope for vegetable beds, container planting, or a small greenhouse without intruding on the main lawn areas.

Overall the garden reads as a family-friendly outdoor space with clear zones for entertaining, play, and quieter retreat.

To the front, a block paved driveway provides parking for three to four vehicles, wrought iron gates create a secure area with further parking and lead to a larger than average detached single garage with an up and over door, side window, boarded loft space for storage, and power and light.

This home offers space flexibility and character in equal measures, it is ideal for a growing family, with generous living areas and five versatile bedrooms, and a large secure garden. The combination of period charm and modern finishes make this a comfortable and attractive home in a desirable setting.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: GCC. Council Tax Band F and EPC rating D



Location

Stroud Road offers convenient access to various local shops, supermarkets, and services. The nearby Gloucester city centre provides a wider range of retail options, including major supermarkets, independent boutiques, and the Gloucester Quays outlet.

The area is served by several educational institutions, including Crypt School, Ribston Hall, St. Peter's High School, King's School and Gloucestershire College.

Excellent transport connections include regular bus services to Gloucester city centre and surrounding areas. Additionally, Gloucester railway station is within easy reach, offering services to major cities.

Residents can enjoy nearby green spaces such as Robinswood Hill Country Park, which offers walking trails and panoramic views of the city. The area also features various recreational facilities, including sports centres and community parks.



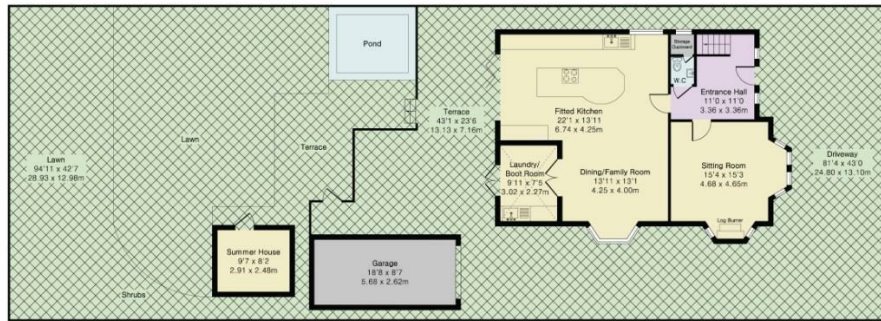
Directions

From Junction 12 of the M5, take the B4008 towards Gloucester. After half a mile, at the roundabout, take the A38 signposted Gloucester for 2.5 miles. Turn right at the major traffic lights signposted to Cheltenham passing a number of car dealerships and follow through traffic lights to the roundabout. Taking the fourth exit onto Stroud Road. within a short distance the property is located on the right-hand side set back from the road with its own private driveway as denoted by our for sale board.///fantastic.damage.rush



**Approximate Gross Internal Area 1990 sq ft - 185 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 884 sq ft – 82 sq m
 First Floor Area 744 sq ft – 69 sq m
 Second Floor Area 362 sq ft – 34 sq m
 Garage Area 160 sq ft – 15 sq m
 Outbuilding Area 78 sq ft – 7 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(54-68) D		55	
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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