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LAKE STREET VILLA , ELMORE BACK, ELMORE, GLOUCESTERSHIRE, GL2 3ST

The Property

Approached via a private block-paved driveway, bordered by established, well-stocked planting and providing ample parking in front of the attached double garage, this substantial four-bedroom detached home enjoys a wonderful position within this peaceful hamlet, with beautiful gardens and far-reaching views across the surrounding countryside.

Built in 1993 by the very family who have called it home ever since, this much-loved property has been cherished and thoughtfully maintained throughout the years. A home filled with wonderful family memories, it has been lovingly cared for and enjoyed for over three decades, and now offers a lovely opportunity for a new family to make it their own. Offering generous and versatile accommodation, complemented by beautiful established gardens and a substantial workshop with its own separate gated access, this is a rather special property, coming to the market for the first time since its construction.

An entrance porch opens into a welcoming L-shaped entrance hall, with stairs turning and rising to the first floor, together with a conveniently positioned downstairs cloakroom, fitted with WC and hand wash basin.

The fitted dining kitchen is a lovely family space and has undoubtedly been the heart of the home over the years. Thoughtfully arranged with an extensive range of fitted units, generous work surfaces and plenty of room for a family dining table, it is a wonderful setting for everyday family life, from breakfast together to those leisurely Sunday lunches with all the family. Windows overlook the beautiful gardens, providing a delightful outlook throughout the changing seasons. A practical utility area forms part of the kitchen, offering additional storage and space for laundry appliances.

A separate dining room provides an attractive setting for family gatherings and more formal occasions, whilst the particularly spacious sitting room is a wonderfully welcoming reception room, with a feature fireplace incorporating a gas fire, creating an inviting focal point. Large window allows natural light to fill the room, with lovely views extending across the gardens towards the open fields beyond and patio doors providing access to outside. There is ample space for comfortable seating, making this the perfect room in which to relax and enjoy the peaceful surroundings.

Completing the ground floor is a dedicated study, ideal for those working from home, yet equally suited to a children's playroom, snug or additional reception room. A connecting door leads directly into the attached double garage, a particularly practical arrangement for everyday family life. The property has LPG central heating, with the boiler located within the garage and an LPG storage tank serving the heating system in the front garden.

Stairs turn and rise to a spacious first-floor landing, enjoying excellent natural light and providing access to all four bedrooms and the family bathroom.

The master suite is particularly impressive, offering wonderfully generous proportions and a beautiful outlook across the gardens and adjoining countryside. A peaceful and inviting bedroom with ample room for substantial furniture, it is complemented by a separate dressing room area with built-in storage, together with a beautifully appointed en-suite. The en-suite is attractively fitted with a shower enclosure, hand wash basin and WC, further enhanced by the comfort of underfloor heating.

Bedrooms two and three are both generously proportioned double bedrooms, offering ample space for bedroom furniture, with bedroom two enjoying lovely views across the gardens and surrounding countryside to the rear, whilst bedroom three overlooks the front of the property. Bedroom four is a smaller double bedroom, also enjoying a pleasant outlook to the rear and benefiting from built-in wardrobe. This versatile room would be equally well suited as a child's bedroom, guest room or home office.

The beautifully appointed family bathroom offers a particularly lovely space in which to unwind. A stunning freestanding, egg-shaped bath provides a wonderful focal point, complemented by a seperate hand wash basin and WC. The attractive fittings and finishes create a lovely sense of warmth and comfort, making this the perfect place for a relaxing soak at the end of a busy day.

Altogether, this is a beautifully proportioned and exceptionally versatile family home, enjoying a wonderful sense of light and space, with views that provide a constant reminder of its lovely countryside setting.















Outside

The gardens are a true delight and undoubtedly one of the most special features of this lovely home. Lovingly established over many years, they offer a wonderful combination of colourful planting, generous lawns, peaceful seating areas and productive garden spaces, all enjoying a lovely sense of privacy with open countryside providing a beautiful backdrop.

Immediately adjoining the house is an attractive sun terrace, perfectly positioned for relaxing or entertaining whilst overlooking the delightful garden pond. An established wisteria climbs the rear of the property, creating a particularly beautiful display during the flowering months.

The gardens open to lawns, framed by an abundance of mature shrubs, flowering borders and ornamental trees, with stepping-stone pathways meandering through the lawns and inviting you to explore the different areas of the garden. A further circular sun terrace provides a lovely place to sit and enjoy the far-reaching views, perhaps with an afternoon cup of tea or a glass of wine on a summer evening.

A summer house nestles within the garden, offering a peaceful retreat for a quiet afternoon with a book or simply somewhere to enjoy the surroundings. There is ample space for growing children to play, family gatherings and summer entertaining, with plenty of quieter corners in which to relax and appreciate the tranquillity. The greenhouse, and selected garden furniture are also included in the sale.

Tucked away within the established hedgerow, an attractive archway provides a delightful surprise, opening into a separate enclosed vegetable garden. This lovely productive area is ideal for those who enjoy growing their own produce and adds another dimension to these already beautiful grounds.

Beyond the vegetable garden, a gate leads into a substantial additional area of grounds, where an impressive workshop, complete with electricity, provides an exceptionally useful and versatile space. The workshop is complemented by a garden store and covered storage area.

A particularly outstanding feature is that this entire workshop area benefits from its own separate gated entrance and long driveway directly from the road, allowing access completely independently of the main house and its gardens. This is a tremendous advantage and opens up a wealth of possibilities for those requiring workshop facilities, extensive storage, space for hobbies, a collection of vehicles or other interests, without interfering with the privacy and enjoyment of the family home, subject to any necessary consents.

The property also benefits from solar panels, providing an additional practical feature to this already versatile home.

The individual arrangement of the grounds adds to the character of the property, creating a lovely separation between the established gardens surrounding the house and the additional workshop area beyond.

With its generous accommodation, magical gardens, far-reaching countryside views, extensive parking and the exceptional benefit of separately accessed workshop facilities, this is a rather special property, offering a wonderful lifestyle opportunity in a truly delightful 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: SDC. Council Tax Band F and EPC rating E








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Location

Lake Street Villa enjoys a wonderfully peaceful setting within the rural hamlet of Elmore Back, in the heart of Gloucestershire's beautiful Severn Vale. Situated just south-west of Gloucester, this charming countryside location is surrounded by open farmland, mature trees and far-reaching rural views, offering a lovely sense of tranquillity away from the hustle and bustle of everyday life.

Nestled between the River Severn and the Gloucester-Sharpness Canal, the surrounding countryside is renowned for its natural beauty, with delightful walking routes, wildlife and opportunities to explore the local landscape. The nearby villages of Saul and Frampton on Severn offer a welcoming sense of community, together with traditional village pubs, canal walks and local amenities. The wider area is particularly appealing to those who enjoy outdoor pursuits and the slower pace of country living.

Families are well catered for, with a selection of state and independent schools within the surrounding area, including primary schooling in the neighbouring village of Longney. Further educational facilities can be found in Gloucester, Stonehouse and Stroud, including well-regarded grammar schools in Gloucester and Stroud.

Despite its peaceful rural position, Elmore Back remains conveniently located for access to Gloucester, Stroud, Cheltenham and the M5 motorway network, with Junction 12 providing connections both north and south. Gloucester is approximately five miles away, offering an excellent range of shopping, leisure and recreational facilities. Railway services are available from Gloucester and Stonehouse, with direct connections to London Paddington.

Lake Street Villa itself occupies a delightful position, enjoying established gardens, mature planting and lovely views across the surrounding countryside. The generous accommodation, attached double garage and substantial detached workshop with its own gated access provide considerable versatility, whilst the gardens offer a wonderful opportunity for those with a love of outdoor living. Offered to the market with no onward chain, this much-loved home presents an exciting opportunity for its next owners to introduce their own style and create something truly special in this peaceful countryside setting.



Directions

From Junction 12 of the M5, proceed towards Gloucester. At the BP Services roundabout, take the third exit onto the A38. Fork left onto the slip road (B4008 Bristol Road), then turn left into Green Lane. At the T-junction, turn right into Sellars Road and, at the mini-roundabout, take the first exit signposted towards Elmore. Continue past The Pilot Public House on your left, cross over the canal bridge and follow the country lane for approximately one mile. Upon reaching a triangular junction, keep to the left and continue past Elmore Estate. (do not take the right fork) Follow the road past Wholly Gelato and continue until you reach Church Farm on the right, where you will see another triangular junction with an AJ Estate Agents board. Take the right-hand fork onto Lake Street and continue for approximately one mile. You will pass Lake Street Farm on your left. Continue along the lane and around the bend, where you will see two houses on your right and a bungalow on your left. Lake Street Villa is the second house on the right, clearly identified by our AJ Estate Agents For Sale board. ///incursion.rely.wiggles

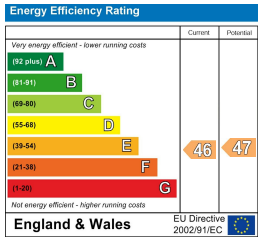


Approximate Gross Internal Area 2126 sq ft - 198 sq m
(Including Garage & Excluding Outbuilding)
Ground Floor Area 1233 sq ft – 115 sq m
First Floor Area 893 sq ft – 83 sq m
Outbuilding Area 399 sq ft – 37 sq m



PINKPLAN

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.



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