



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE







# 291A , GLOUCESTER, GL1 5LB

## £595,000

### *The Property*

A charming red-brick facade with white-framed windows creates a welcoming first impression to this spacious four Bedroom Detached family Home with private grounds. Set back from the road with access from a private tree-lined driveway. All block paved directly up to the entrance surrounded by a wealth of wonderful shrubs and trees a delight. Complimented by detached double garage with parking for numerous cars.

The property in brief comprises accommodation over two floors to include five receptions with views to mature gardens. A modern fitted kitchen, utility room, cloakroom to the ground floor. Spacious entrance hall and landing with four double bedrooms all nicely presented and a wealth of natural light. En-suite to one bedroom and a good-sized family bathroom. Set in a very well-regarded area on the outskirts of Gloucester. Convenient to all amenities along with ease of motorway access.

Entrance porch leads into a spacious entrance hall with warm neutral tones and elegant archways. Stairs turn and rise to the first floor. The ground floor accommodation flows effortlessly, beginning with a comfortable sitting room, bay window to the front a feature fireplace and stone surround, ideal for relaxing evenings. This space leads seamlessly into the formal dining room, flooded with natural light and offering a large picture window with views of the grounds and French doors lead to the garden room and door to the breakfast room.

At the heart of the home lies the open-plan fitted kitchen and breakfast room, designed with both practicality and style in mind. It boasts cream matt cabinetry, black granite worktops, a range of integral appliances to include Fridge, Induction hob and extractor, double oven, dishwasher, with Karndean herringbone flooring, creating a sleek and functional space for everyday family life. A separate utility room with access to the garden complete with fitted cabinets, shelving, worktop, space for washing machine, tumble dryer and freezer, ideal for keeping the main living areas clutter-free. The breakfast room offers good space for all the family to eat together whilst connecting with dining and garden room. A large garden room/conservatory with full height glazing and tiled flooring frames a wonderful view of the grounds. A room to enjoy all year-round.

The ground floor also benefits from a dedicated study and a downstairs cloakroom/WC is with soft aqua tiling, modern vanity units, patterned flooring, heated towel rail a fresh, coastal-inspired addition for guests and day-to-day use.

To the first-floor landing, doors provide access to four thoughtfully laid-out bedrooms catering to families of all sizes:

The master bedroom is a spacious and serene sanctuary, window to the front, fitted wardrobes and complimented by a good sized and well-presented en-suite shower room in soft lavender and white tones, with a large walk-in shower and modern vanity units.

The additional three bedrooms are light and bright all have views to the garden. Two with fitted wardrobes, each finished in soft, neutral colours. Completed by a four-piece family bathroom offer good light and nicely presented. Access to outside from the garden room along with access from the sides of the house to the garage as well.









# Outside

## Gardens

The gardens and exterior spaces at 291a Stroud Road are a true highlight of this impressive home, offering a rare combination of privacy, maturity, and year-round appeal. Approached via a long, block-paved driveway flanked by lush borders and established trees, the property is set well back from the road, creating a sense of seclusion from the outset. Ample off-road parking is available, along with a detached double garage featuring power and lighting, electric roller door to the front, door to the rear provides access to the garden. Stairs lead up to a fantastic attic space ideal storage.

To the rear, the beautifully landscaped garden provides a peaceful, green haven. A large paved sun terrace perfectly positioned for outdoor dining and relaxing, bordered by charming raised flower beds bursting with seasonal colour. Steps lead up to a good sized level lawn framed by mature planting, trees, and shrubs which offer privacy and create an inviting, natural backdrop.

An arched trellis leads through to the kitchen garden area, which features a working greenhouse and raised vegetable beds—an ideal setup for enthusiastic gardeners or those keen on growing their own produce. The garden is thoughtfully designed with both aesthetics and function in mind, offering spaces for entertaining, relaxing, and cultivating.

This exceptional outdoor space is truly an extension of the home and perfectly complements the generous interiors, providing a tranquil escape while still being located in the heart of Gloucester.



## 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:** Gloucester County Council. Council Tax Band F and EPC rating







## 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.

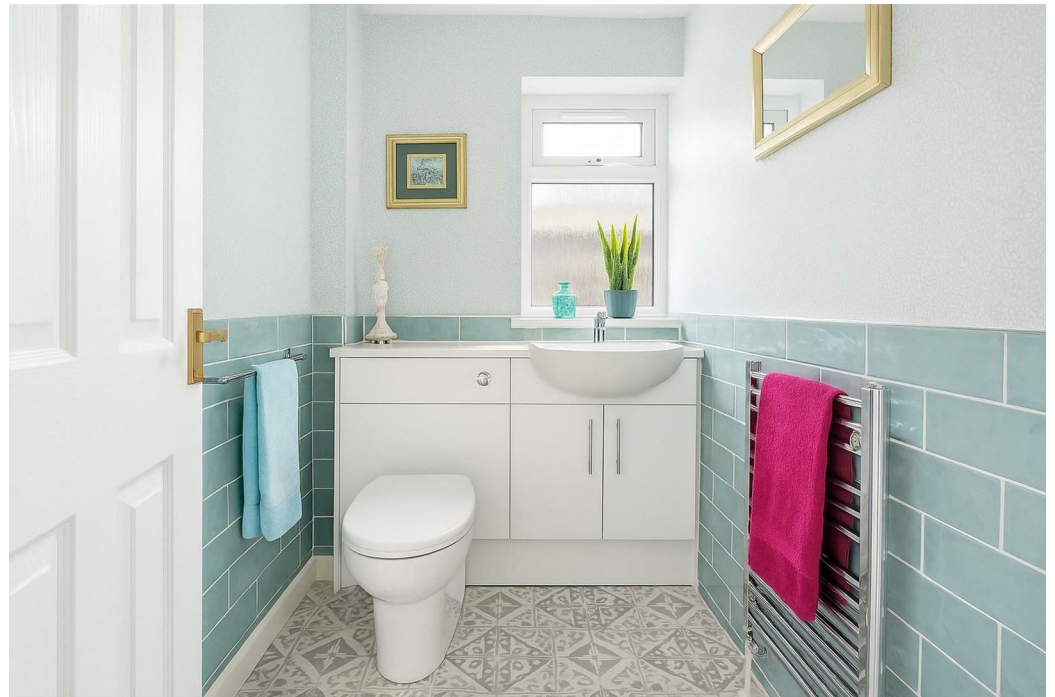
Excellent transport connections include regular bus services to Gloucester city centre and surrounding areas. Additionally, Gloucester railway station is within easy reach, offering services to major cities.

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 and then at the next roundabout, turn left onto Stroud Road, straight across the mini-roundabout, 291a is on the right-hand side after approximately a quarter of a mile, set back from the road with its own private driveway as denoted by our for sale board.





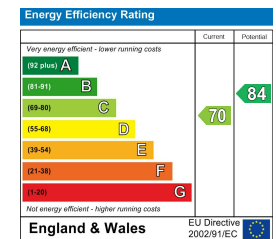
Approximate Gross Internal Area 2818 sq ft - 261 sq m  
 Ground Floor Area 1291 sq ft - 120 sq m  
 First Floor Area 811 sq ft - 75 sq m  
 Garage Ground Floor Area 358 sq ft - 33 sq m  
 Garage First Floor Area 358 sq ft - 33 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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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