



R B WALTERS
ESTATE AGENTS



*Horseshoe Cottage, Stroud Road, Brookthorpe,
Gloucester, Gloucestershire, GL4 0UQ.*

Offers in the Region Of

Ideal for anyone who needs separate office space or a ground floor bedroom with en suite facilities and for those who like to entertain with the superb outdoor bar/games room and covered Jacuzzi area.

The property has been significantly extended over the years but provides a very modern feeling of living with a lovely flow as you walk around the ground floor. From the entrance hall you can directly access the lounge with feature fireplace and the kitchen/breakfast room. From here doors lead into the utility and cloakroom as well as the separate dining room which has double doors out onto the patio and a door directly from the lounge as well. The lounge is L shaped with twin windows to the front and then double doors to the conservatory at the back which overlooks and opens to the garden. The ground floor is completed by a further room currently used as a home office but equally suited to being a playroom or accommodation for an older dependent or elderly relative as it has its own ensuite shower room.

The landing is generous in proportions and the master bedroom now has a superb walk in dressing room and ensuite shower room. The three remaining rooms are all good size double rooms and there is a family bathroom as well.

Outside the property has a wraparound garden with a small lawn to the left and pathway at the front with a stone retaining wall. The large gravelled driveway provides ample parking for 4 or 5 cars. The rear garden has large raised patio and sun terrace which extends the full width of the property and is ideal for having the family over and there is a good size lawn and ornamental pond. To one side is a useful garden waste storage area which is screened and accessed via a separate gate. There is mature hedging and trees to the rear boundary which provide total privacy and with a Westerly aspect you are guaranteed sun in the garden for most of the day. To the right hand side is a superb garden games room complete with bar area, power and light. Adjoining this is a covered, partly enclosed area with sunken Jacuzzi.

Entrance Hall

L Shaped Living Room

17' 6" x 9' 10" and 10' 8" x 10' (5.33m x 2.99m and 3.27m x 3.06m)

Kitchen/Breakfast Room

19' 9" x 9' 4" (6.02m x 2.84m)

Utility Room

7' 6" x 7' 1" (2.28m x 2.16m)

WC

4' 6" x 2' 7" (1.37m x 0.79m)

Dining Room

17' 7" x 10' 0" (5.36m x 3.05m)

Sunroom

11' 11" x 10' 2" (3.63m x 3.10m)

Ground Floor Bedroom/Office

13' 2" x 7' 0" (4.01m x 2.13m)





Ensuite

7' 1" x 4' 5" (2.16m x 1.35m)

First Floor Landing

Master Bedroom

13' 1" x 9' 7" (3.98m x 2.92m)

Dressing Room

12' 3" x 7' 6" (3.73m x 2.28m)

Ensuite

8' 1" x 3' 11" (2.46m x 1.19m)

Bedroom

10' 0" x 9' 11" (3.05m x 3.02m)

Bedroom

9' 10" x 9' 5" (2.99m x 2.87m)

Bedroom

9' 3" x 9' 0" (2.82m x 2.74m)

Bathroom

8' 11" x 4' 6" (2.72m x 1.37m)

Outside

Front Garden

Parking for 4/5 Cars

Rear Garden with Games Room and Covered Sunken Jacuzzi





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2578 ft²

239.6 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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