

Reservoir Road, Gloucester GL4 6SB

£650,000

naylor powell

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• Five / six bedroom characterful family home across three floors • No onward chain • Multiple reception rooms providing flexible living accommodation throughout • Detached garage partly converted into a home gym • Extensive mature rear gardens with purpose built home office • Large driveway with parking for multiple vehicles • Situated at the foot of Robinswood Hill Country Park • EPC rating D66 • Gloucester City Council - Tax Band D (£2,348.17 per annum) 2026/2027

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Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway
Spacious characterful hallway, with window overlooking the side aspect, provides access to the living room, dining room and cellar located beneath the stairwell.

Living Room
Generous sized bay fronted living room with log burner helping to create a cosy feel during the winter months.

Cellar
Accessed to the rear of the stairwell, the cellar provides convenient space.

Dining Room
The central dining room opens through to the kitchen via double doors whilst also providing access to an additional reception room.

Sitting Room
Cosy additional reception room offers the versatility to be used as a snug, play room or second living room. Bay window overlooks the side aspect.

Kitchen
Modern kitchen provides plenty of worktop and storage with an array of integrated appliances to include double electric ovens, microwave, gas hob and dishwasher as well as space for an American style fridge freezer. An abundance of natural light streams into the room via the three velux windows above as well as the bi-fold doors providing access to the rear garden. Access is also provided to the utility room.

Utility Room
Stepping down from the kitchen, the utility room offers further worktop and storage space alongside plumbing for an automatic washing machine. Window overlooks the rear garden whilst access is provided to a w.c and boot room to the rear.

Downstairs W.C
Modern white suite cloakroom comprises w.c, wash hand basin with storage below and window with frosted glass overlooking the side aspect.

Boot Room
The boot room offers the ideal space to store all footwear and also houses the boiler and heating system. Additional access to the garden is provided.





First Floor Landing
Spacious landing area provides access to three bedrooms, family bathroom and stairwell leading to the second floor accommodation.

Master Bedroom
Double bedroom with built-in wardrobes and two windows providing views towards Robinswood Hill.

Bedroom Two
Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Bedroom Three
Double bedroom with built-in wardrobe space and two windows overlooking the side and rear aspects.

Family Bathroom
White suite family bathroom comprises w.c, wash hand basin, bath with shower over and two windows overlooking the front aspect.

Second Floor Landing
Landing area provides access to three further bedrooms and additional shower room. Access is also provided to a fully boarded with power and lighting accessed via drop down ladder offering the potential to convert into further living accommodation if required.

Bedroom Four
Double bedroom with window overlooking the front aspect providing further views towards Robinswood Hill.

Bedroom Five
Double bedroom with two windows overlooking the rear aspect.

Dressing Room / Bedroom Six
Currently utilised as an office space, the room offers the versatility to be used as a sixth bedroom or to be combined with bedroom five to be used as a dressing room or converted into an en-suite if required to create a master suite. Built-in storage space is provided within the eaves with two windows overlooking the rear aspect.

Shower Room
Modern white suite shower room comprises w.c, wash hand basin, shower cubicle and velux window overlooking the side aspect.

Garage
Adjacent to the house, the detached garage has been separated by the present owners to create a storage area to the front, accessed via original garage door and additional door to the side, whilst the other part of the garage has been converted into a home gym accessed by French doors from the rear.

Outside
To the rear, the property boasts a large rear garden with raised decking area offering ideal seating space overlooking the garden itself. The decking steps downs to a patio area leading to the lawn with perfect space for vegetable plot to the rear. Also within the garden is a purpose built self contained home office benefitting from power and lighting. Gated side access to the front of the property where the driveway is found providing off-road parking for many vehicles.

Location
Reservoir road is situated at the foot of Robinswood Hill Country Park. Measuring approximately 250 acres, the country park is filled with native British wildlife, has extensive country walks through wildflower meadows and woodlands and gives some of the best







views across Gloucestershire, the Cotswolds and beyond. The nearby newly built Gloucestershire Wildlife Trust café and playground makes for an enjoyable space for young families and the general public to enjoy.
A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside many restaurants, bars and cinema whilst the city centre is home to the historic Cathedral and various listed buildings alongside the Premiership Kingsholm rugby ground.

Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band D (£2,348.17 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 8 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

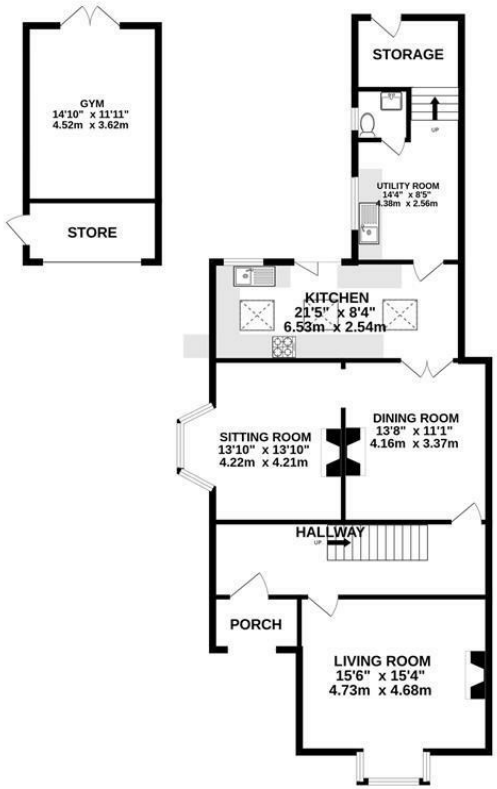
Material Information



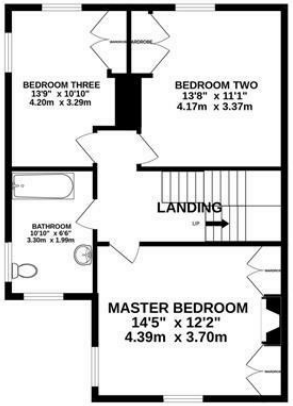




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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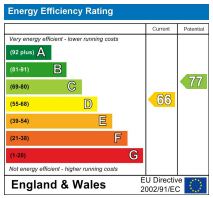
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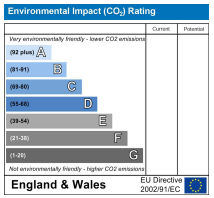
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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