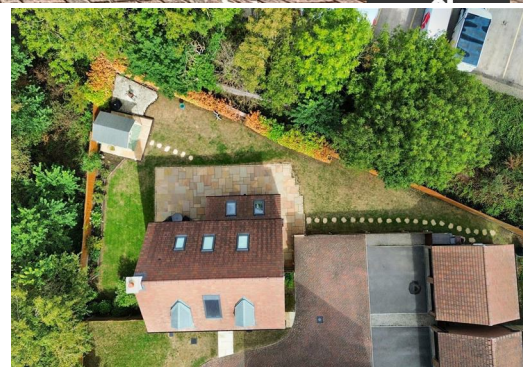




## 26 Oak View, Gloucester, GL2 4AT

Offers Over £560,000

### Exceptional Five-Bedroom Detached Family Home

An exceptional and beautifully presented five-bedroom detached family home, extending to approximately 2,145 sq ft, occupying a generous plot at the end of a quiet cul-de-sac. Offering an outstanding combination of space, privacy and quality throughout, this impressive three-storey property is presented in show-home condition and is ideally suited to modern family living.

One of the property's most notable features is its large wrap-around garden, which enjoys an enviable degree of privacy with nothing directly overlooking the garden. The side boundary adjoins a small area of woodland, creating a peaceful and particularly attractive setting.

Approached via the quiet cul-de-sac, the property provides ample off-road parking together with a detached double garage, while the generous plot provides excellent outside space rarely found with homes of this size and calibre.

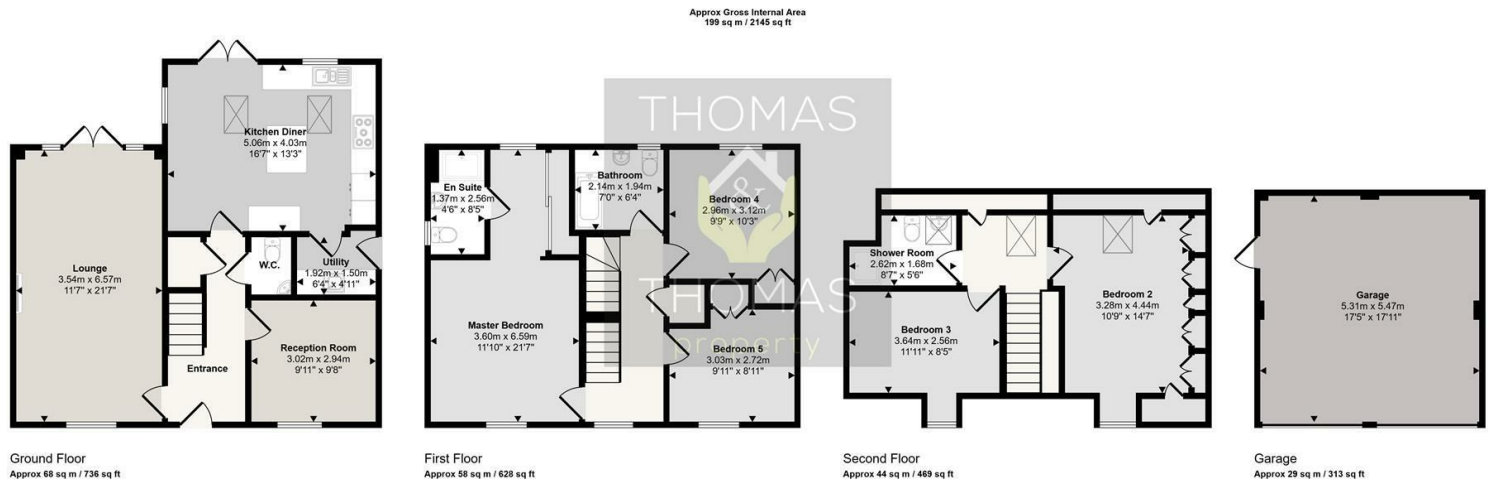
Internally, the accommodation is arranged over three well-planned floors.

### Ground Floor

The ground floor is exceptionally spacious, with a large lounge spanning the full depth of the property, creating an impressive principal reception space with excellent natural light.

There is also a separate dining room/reception room, providing flexibility for formal dining, entertaining or use as an additional

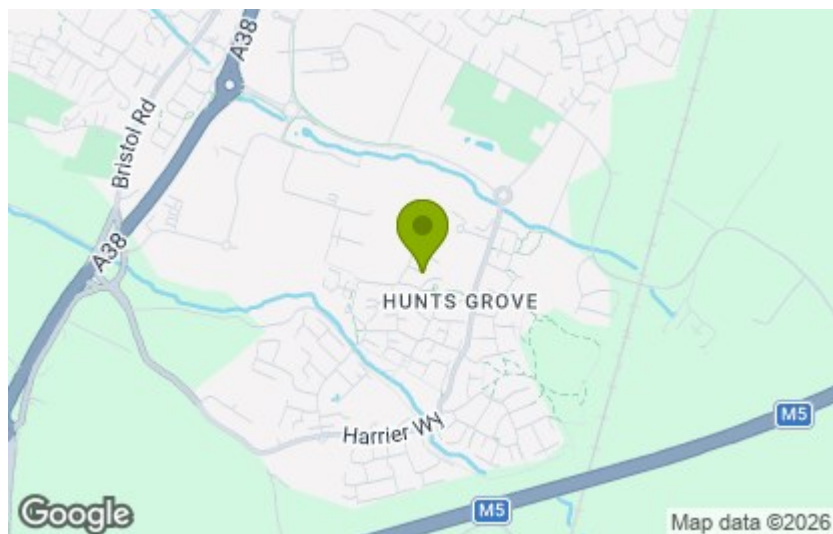
- Immaculately presented in show-home condition
- Occupying a generous and private plot
  - Detached double garage
  - Approximately 2,145 sq ft of accommodation
- Exceptional five-bedroom detached family home
  - Large wrap-around garden



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
|                                                                 |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| Current                                                         | Potential |
|                                                                 |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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