

£595,000

Gloucester Road

Rudgeway, BS35 3RT

PROPERTY SUMMARY

The property is entered via a central hallway, providing access to the principal ground floor accommodation and stairs rising to the first floor. To the front of the property is a comfortable living room, offering a welcoming space to relax. This flows through to the impressive L shaped dining and family room, creating a superb open living space ideal for both everyday family life and entertaining. With ample room for both dining and seating areas, and doors opening onto the garden, this bright and versatile room forms the heart of the home. The recently fitted kitchen is well appointed with a range of modern units, generous worktop space, and tiled flooring. Overlooking the rear garden, it provides a practical and attractive space for day to day living. A useful utility room provides additional storage and space for laundry appliances, together with a convenient ground floor cloakroom. Completing the ground floor is a versatile playroom which could equally be used as a home office, snug, hobby room, or occasional guest bedroom, depending on individual requirements.

Upstairs comprises four well proportioned bedrooms, providing flexible accommodation for family living, guests, or home office use. There is also a separate office, ideal for working from home or study. The bathroom is fitted with a freestanding bath, separate shower, and tiled flooring, creating a modern and stylish finish. Additional access to loft space provides useful storage.

Outside is a true highlight of the property, offering exceptional space, privacy, and versatility. To the front, a generous driveway provides ample parking for multiple vehicles, complemented by a substantial garage measuring approximately 13m x 5m, complete with power and lighting. The garage offers superb flexibility and is ideally suited to use as a workshop, extensive storage, or potential conversion (STP).

To the rear lies a truly impressive, fully enclosed garden, an outstanding feature and rare offering. Beautifully landscaped and designed for both entertaining and relaxation, it includes a substantial patio area leading onto a generous lawn, framed by mature palm trees. Fully walled, the garden enjoys excellent privacy and security, creating a peaceful and secluded outdoor space that is ideal for both everyday family living and entertaining on a larger scale.

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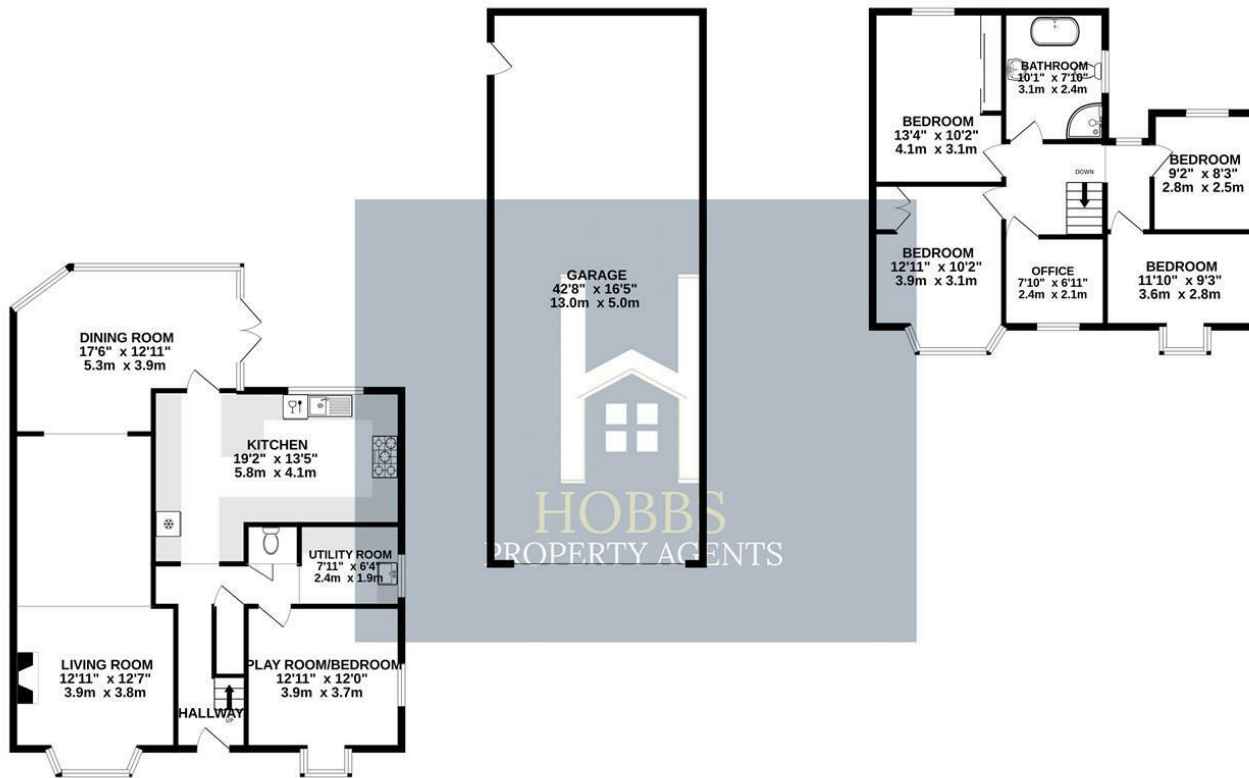






GROUND FLOOR
1702 sq.ft. (158.1 sq.m.) approx.

1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 2345 sq.ft. (217.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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