



Brockworth

 Nick
GRIFFITHS
ESTATE AGENTS

Brockworth

Painswick Road, Brockworth, Gloucester, GL3 4RX

Offers in Excess of £700,000 Freehold

An impressive 4/5 bedroom, detached family house, enjoying glorious views and excellent accessibility to Cheltenham, Stroud and Gloucester.

APPROX 2500 SQUARE FEET • reception hall • 10.19 x 5.92m living room • magnificent kitchen/dining/family room • utility room • cloakroom • bedroom 5/home office • 4 bedrooms • 3 luxury bath/shower rooms • ample parking • landscaped garden • double glazing • oil central heating

Description

A substantial family home which has been upgraded and thoughtfully remodelled, creating stylish open plan living space. The beautifully presented accommodation includes a reception hall, c. 10.19 x 5.92m living room with wood burner and fully retractable bi-folding doors which open out to the rear garden, an impressive kitchen/dining/family room with a range of integrated appliances, a separate utility room, and a downstairs cloakroom. Also on the ground floor is bedroom 5 with an en suite shower room (currently used as a play room/home office). Upstairs, there are 4 further bedrooms and 2 luxury bath/shower rooms, the master bedroom with en suite and a Juliet Balcony overlooking the rear garden. Outside, there is a driveway providing parking and turning for several cars and a lovely landscaped rear garden with a covered seating area, lawn, and timber store.

Further Information:

Local Authority Stroud District Council. **Tax Band** E. **Electricity** Mains.

Water Mains. **Sewerage** Septic Tank. **Heating** Oil Central Heating.

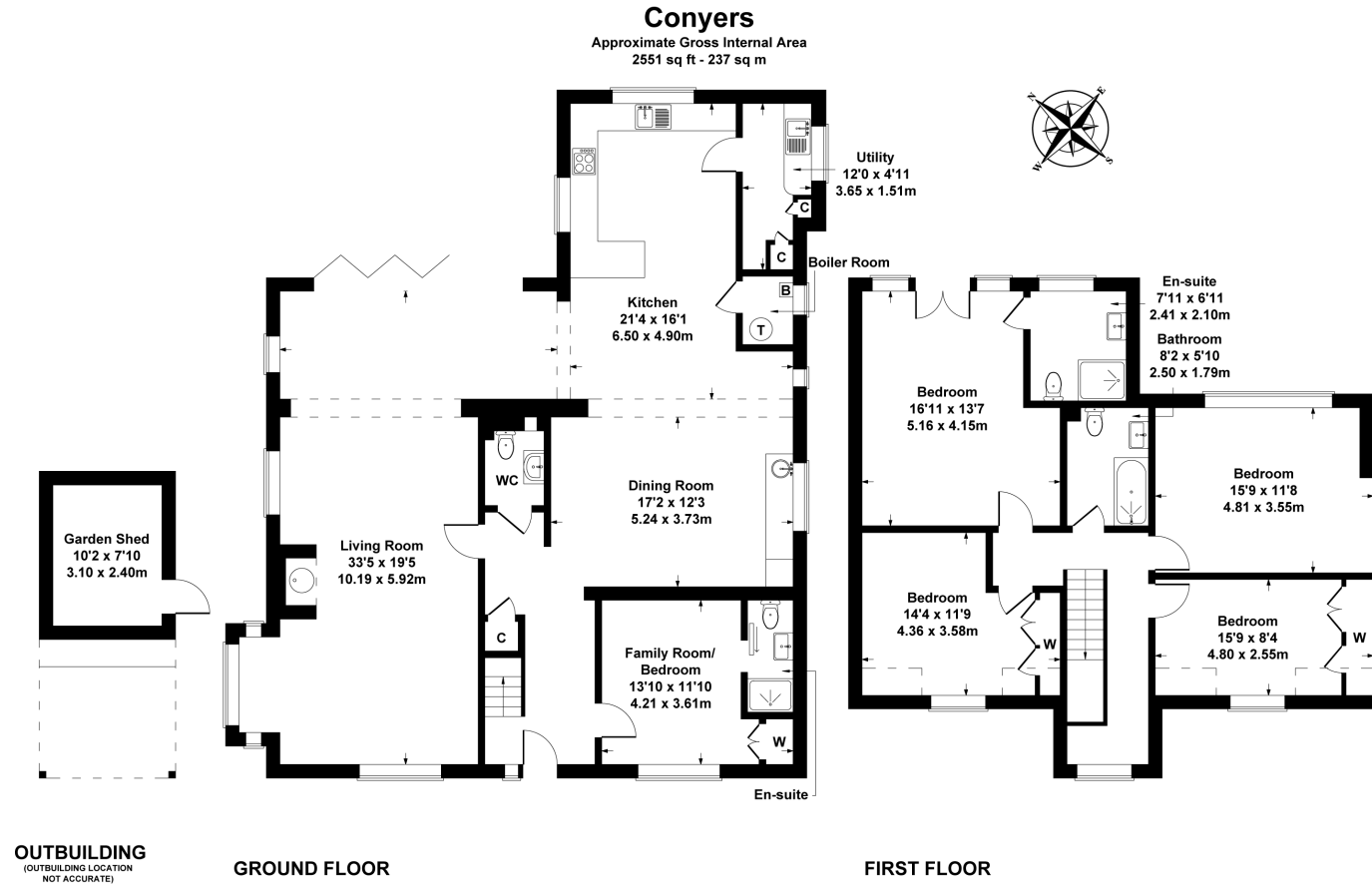
Broadband FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



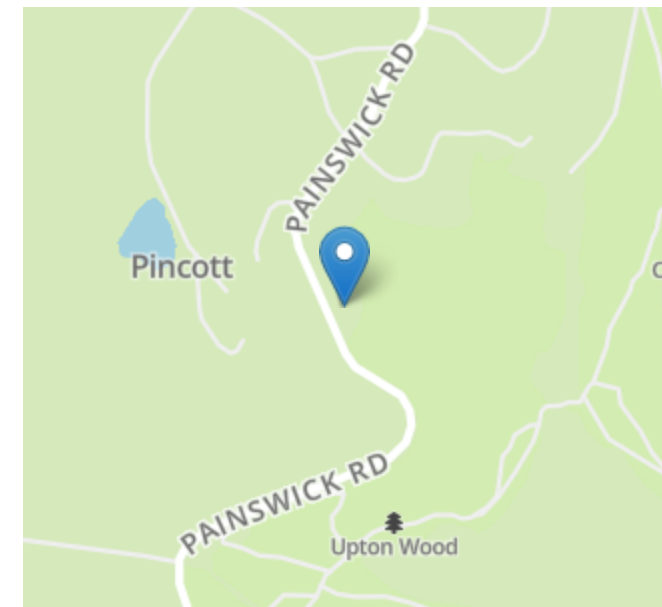


Situation

Conveniently situated with excellent access to the M5, A417 and M4. Also within easy reach are the centres of Cheltenham, Gloucester and Stroud. There is a bus stop on the A46 (top of Green Street) with regular bus routes. Cheltenham, just a few miles away, is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.