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PRICE: £699,950

REF: LG24492/JF

**BROADACRE LODGE
BRODCLOSE ROAD
DOWN HATHERLEY
GLOUCESTER
GL2 9PZ**



**A SURPRISINGLY LARGE AND WELL PLANNED DETACHED
FAMILY HOME SITUATED WITHIN A PLOT OF MORE THAN ½
ACRE IN THIS POPULAR TREELINED PRIVATE ROAD**

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BROADACRE LODGE, BROADCLOSE ROAD, DOWN HATHERLEY, GLOUCESTER

BroadClose Road is a very popular treelined residential road of individual properties situated in a semi rural position approximately 3 miles North of Gloucester City centre. Cheltenham, Tewkesbury and the M5 are all within very easy reach.

Broadacre Lodge is a highly individual detached family home of excellent proportions benefiting from 5 double bedrooms, a bathroom and 2 shower rooms as well as 3/4 reception rooms. Externally there is an in and out drive with ample parking as well as a good sized double garage and an additional detached stable block that could easily be further accommodation or even useful for future development.

**FIVE GOOD BEDROOMS: ENSUITE SHOWER ROOM TO THE MASTER AND
BEDROOM 2: FAMILY BATHROOM: LARGE SITTING ROOM ADJOINING
FAMILY ROOM/CONSERVATORY: WELL FITTED KITCHEN/BREAKFAST
ROOM: DINING ROOM: CLOAKROOM: UTILITY ROOM: GOOD HALL:
LARGE STUDY/LANDING: CENTRAL HEATING: DOUBLE GLAZING: DOUBLE
GARAGE: LARGE DETACHED STABLE BLOCK/ADDITIONAL GARAGE:
GARDENS AND GROUNDS EXTENDING TO ALL IN EXCESS OF ½ ACRE:**

ENTRANCE PORCH:

Hardwood half glazed front door to:-

PORCH:

Quarry tiled floor. Lighting and two 15 light bevelled glazed doors to:-

ENTRANCE HALL:

Turning staircase to landing. Double radiator. Understairs storage. Two double cloaks cupboards with automatic lights and folding doors.

CLOAKROOM:

Low level W.C. Vanity unit with wash hand basin, cupboards below. Worktops. Inset ceiling spotlights. Radiator. Part tiled walls.

SITTING ROOM: 21'1 x 12'5.

Windows to the front and side. Lovely open stone fireplace. Two double radiators. Coved ceiling. Two wall light points. Double glazed sliding patio doors to:-



CONSERVATORY/GARDEN ROOM: 18'1 x 9'2.

Large sets of windows to both the side and the rear. Part vaulted ceiling with beams and inset ceiling spotlights. Tiled floor. Radiator. Double Upvc double glazed French doors to terrace and garden.



KITCHEN/BREAKFAST ROOM: 22'6 x 10'4.

Kitchen area comprehensively fitted with inset sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Quarry tiled floor. Built in four ring electric hob with concealed extractor hood. Built in double oven. Space for fridge/freezer. Coved ceiling. Spotlights. Stable door to utility room.

Breakfast area with high quality flooring. Double radiator. Coved ceiling. Views over the garden. Glazed double doors to:-





DINING ROOM: 16'6 x 13'2.

Two wall light points. Double radiator. Windows to the front and rear. Inset ceiling spotlights. Coved ceilings. Door to double garage.



UTILITY ROOM: 9'7 x 5'7.

Comprehensively fitted with inset single drainer sink unit with cupboards below. Worktops. Wall cupboards. Space for washing machine, dishwasher and dryer. Quarry tiled floor. Inset ceiling spotlights. Central heating boiler. Door to conservatory.

FIRST FLOOR:**STUDY/LANDING: 19'2 x 13'3 (max).**

Built in double desk units with cupboards below, dressers, multiple shelving and low level cupboards. Access to loft. Arched window and second window to the front. Radiator. Arch to:-

**INNER LANDING:**

Two sets of double wardrobe/store cupboards.

BEDROOM 1: 17'1 x 11'5.

Six wardrobe cupboards with folding doors. Central dressing table unit with mirror and cupboards above. Two radiators. Two windows to the front and rear.



ENSUITE SHOWER ROOM:

Of a very good size with large corner shower, fully tiled splashbacks and Mira controls. Glazed sliding screens. Double vanity unit with cupboards below. Low level W.C. $\frac{3}{4}$ tiled walls. Vinyl floor. Radiator. Inset ceiling spotlights. Extractor fan.

**BEDROOM 2: 12'6 x 10'9 (max).**

Radiator. Coved ceiling. Access to loft. Two wardrobe cupboards. Window overlooking the garden.



ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with Mira controls and glazed screens. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Shaver light. Extractor fan. Radiator.

**BEDROOM 3: 13'1 x 12'8.**

Two double wardrobe cupboards with central vanity unit with wash hand basin. Windows to the front and side. Radiator.



BEDROOM 4: 12'8 x 8'.

Radiator. Double wardrobe cupboard. View to the South over the garden.



BEDROOM 5: 10'1 x 9'.

Two wardrobe cupboards. Radiator. Coved ceiling. Views over the garden.



FAMILY BATHROOM:

Panelled bath with Mira electric shower, fully tiled splashbacks and screen. Vanity unit with wash hand basin, cupboards below. Low level W.C. Half tiled walls. Radiator. Shaver light. Airing cupboard with shelving and radiator.

**EXTERIOR**

Front gardens of a very good size predominantly laid to lawns with mature and attractive trees. Macadam in and out drive. Carriage lighting. Gates to both sides.

DOUBLE GARAGE: 17'9 x 16'2.

Electric up and over door. Power. Light. Window. Upvc double glazed door to the rear.

Rear gardens are South backing, very private and of a very good size, laid predominantly to lawns with large area of central terrace surrounded by mature hedges and trees.

SEPARATE STABLE BLOCK WITH GARAGE

Set out as two stables and a garage.

EPC: D-62

COUNCIL TAX: G







Total area: approx. 253.2 sq. metres (2725.6 sq. feet)



AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT