



Woodside Nettleton, Birdlip - GL4 8LA
Gloucester

In Excess of £750,000



Woodside Nettleton

Birdlip, Gloucester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Heated Swimming Pool and Jacuzzi
- Tiered Garden with Stunning Views
- Gated Entrance to the Front
- Four Double Bedrooms
- Area of Outstanding Natural Beauty





Sitting Room: This generously sized front-aspect sitting room offers a spacious and elegant area for relaxation and gatherings. With ample space for various seating arrangements and a cosy snug, this room is flooded with natural light, creating a bright and airy ambiance. A feature log burner adds warmth for winter nights, and thoughtfully placed floor sockets located under the tables enhance functionality without disrupting the room's aesthetic.

Dining Room: Adjacent to the sitting room is a formal dining room, ideal for family meals and entertaining guests. This room accommodates a large dining table and includes a bespoke wine rack crafted from the original doors, situated where a feature fireplace once stood, adding character and a touch of history to the space. With direct access to the garden, the dining room seamlessly connects indoor and outdoor living.

The Bar: Situated between the lounge and dining room, the bar area is perfect for entertaining, featuring bespoke cabinetry and sensor lighting for a modern touch.

Kitchen: At the rear of the home, the well-equipped kitchen combines style and functionality. It offers an array of bespoke cabinetry, granite recessed countertops, and a unique ceramic pie-crust Belfast sink, as well as dedicated spaces for appliances, including an integrated dishwasher, fridge-freezer, and a Rangemaster induction range. Overlooking the garden, the kitchen provides a practical area for meal preparation, with direct garden access allowing for easy indoor-outdoor flow.

Ground Floor WC: The ground floor also includes a conveniently located WC with a wash basin and toilet for guests' ease.

Utility Cupboard: Conveniently located on the ground floor, a utility cupboard provides space for a washer and dryer, ensuring that practical household needs are met without compromising aesthetics.

Study: Located in the conservatory at the rear side of the home, this dedicated study space offers a quiet environment for productivity, surrounded by views of the garden, making it an ideal setting for working from home.

Bedroom One: The principal bedroom is a spacious sanctuary with ample room for a king-sized bed and additional furnishings. This front-facing room benefits from abundant natural light and includes extensive built-in wardrobe space, creating a serene and organised space for rest.

Bedroom Two: This generously sized room, serving as a secondary master bedroom, features an original exterior stone wall, now a stunning interior feature that adds character and warmth. It offers ample space for furnishings, storage, and personal décor, making it a comfortable retreat for family members or guests.

Bedroom Three: Offering views over the garden, Bedroom Three is well-suited as a double bedroom or adaptable to individual needs, whether as a guest room or additional family space.

Bedroom Four: The fourth bedroom is perfect for use as a child's room, home office, or hobby space, providing flexibility with its functional dimensions and versatility.

Family Bathroom: The family bathroom, serving the upstairs bedrooms, features a bath, shower, WC, and wash basin with stylish waterfall taps. The modern fittings and neutral décor create a relaxing environment for daily routines.

Shower Room: In addition to the family bathroom, there is a separate shower room on this level with w/c and sink, adding convenience for busy mornings or accommodating guests.

Garden: The multi-level rear garden is a carefully designed blend of stone-paved patios, lush lawns, and mature hedging, bordered by scenic countryside views that provide privacy and a tranquil setting. Divided into four distinct sections, the garden offers various areas for enjoyment

- A heated pool
- A jacuzzi hot tub
- A BBQ area and fire pit section
- A dedicated bowls green for recreational play.
- Treehouse/bird lookout.
- Workshop
- Pool Shed
- Carport and Driveway



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