



 **7 Chestnut Grove, Walton Cardiff**

Tewkesbury

In Excess of **£550,000**

7 Chestnut Grove

Walton Cardiff, Tewkesbury

We are delighted to bring to the market a FIVE DOUBLE Bedroom DETACHED Family home situated on a CORNER PLOT on the edge of a Cul-De-Sac. Arranged over THREE Floors and finished to an exceptional standard with a MASTER SUITE occupying the entire Top floor with 19' Bedroom, Snug/Dressing Room and a FOUR PIECE En-Suite Bathroom.

Accommodation to the ground floor comprises of Entrance Hall, STUDY/FAMILY ROOM, Dual Aspect Lounge, Dining Room open to Kitchen/Breakfast Room, Utility Room and Cloakroom. First Floor provides FOUR Double Bedrooms, Family Shower Room and a further Family Bathroom, whilst to the 2nd Floor is the stunning MASTER SUITE.

Externally the property is accessed by Double Gates leading to a driveway providing off road parking for several vehicles, gardens and a CONVERTED DOUBLE GARAGE.

Properties of this nature are rarely available so an early appointment to view comes highly recommended

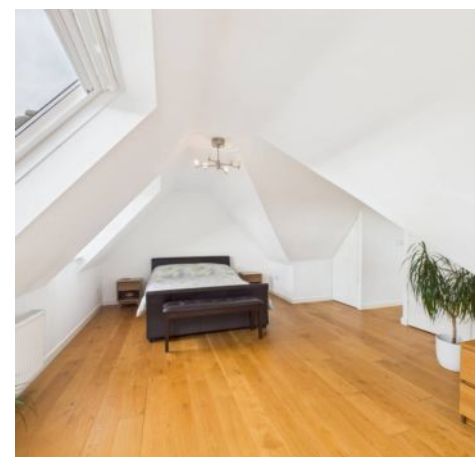
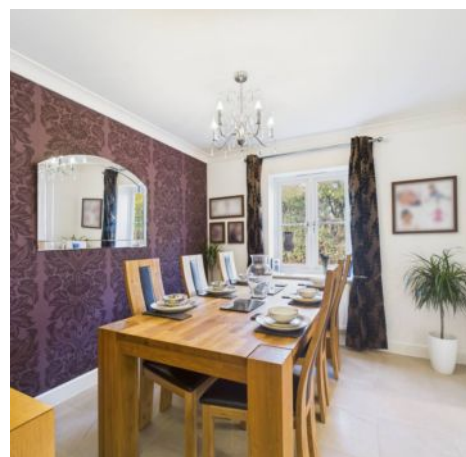
Call Michael Tuck Tewkesbury on 01684 642642

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Five Double Bedroom Detached Family Home
- Corner Plot Position within Cul-De-Sac
- Dual Aspect Lounge, Dining Room and Study/Family Room
- Kitchen/Breakfast Room and Utility Room
- Master Bedroom with Snug/Dressing Room and En-Suite Four Piece Bathroom
- Elevated Views
- Converted Garage and Driveway providing ample off road parking

Entrance Hall

23' 8" x 6' 6" (7.22m x 1.99m)

Cloakroom

6' 3" x 2' 8" (1.90m x 0.81m)

Dual Aspect Lounge

17' 6" x 12' 7" (5.34m x 3.83m)

Study/Family Room

10' 11" x 7' 7" (3.33m x 2.30m)

Dining Room

10' 11" x 10' 0" (3.34m x 3.04m)

Kitchen/Breakfast Room

12' 8" x 10' 10" (3.87m x 3.29m)

Utility Room

6' 9" x 6' 6" (2.06m x 1.98m)



First Floor Landing

15' 5" x 3' 6" (4.70m x 1.07m)

Bedroom Two

17' 7" x 10' 3" (5.36m x 3.13m)

Bedroom Three

12' 9" x 10' 3" (3.89m x 3.13m)

Bedroom Four

10' 4" x 9' 9" (3.15m x 2.98m)

Bedroom Five

10' 10" x 7' 8" (3.30m x 2.33m)

Family Bathroom

9' 2" x 7' 2" (2.80m x 2.19m)

Family Shower Room

6' 8" x 5' 9" (2.02m x 1.76m)

Second Floor – Master Suite**Snug/Dressing Room/Sitting Room**

11' 5" x 11' 3" (3.49m x 3.43m)

Master Bedroom

19' 1" x 11' 2" (5.82m x 3.41m)

En-Suite Four Piece Bathroom

10' 7" x 9' 10" (3.23m x 2.99m)

Converted Double Garage

17' 6" x 16' 2" (5.33m x 4.92m)

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Master Bedroom

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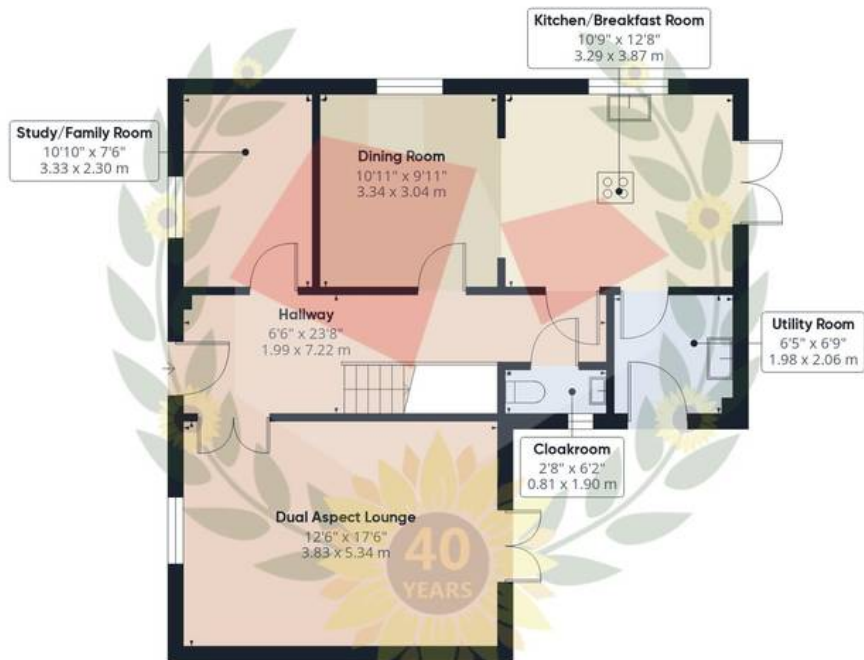
En-Suite Four Piece Bathroom

10' 7" x 9' 10" (3.23m x 2.99m)

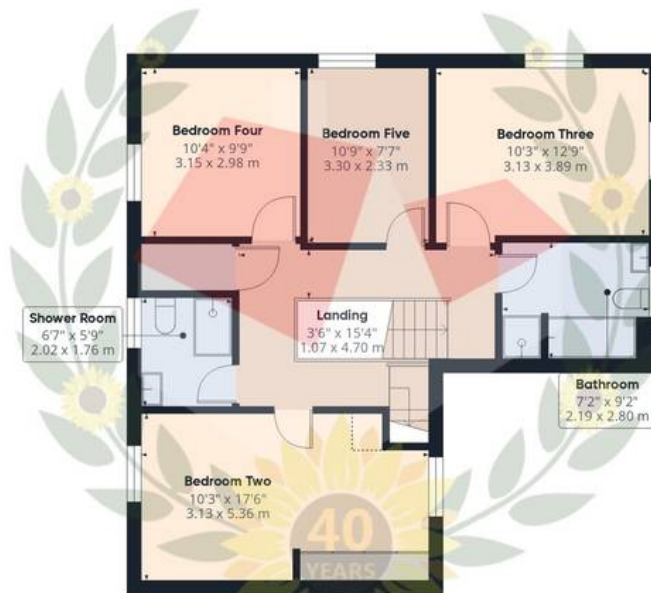
Converted Double Garage

17' 6" x 16' 2" (5.33m x 4.92m)





Ground Floor Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

2243 ft²

208.4 m²

Reduced headroom

149 ft²

13.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 3 Building 1



Ground Floor Building 2



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