



## Robinsgate, Grange Court Lane

Huntley, Gloucester, GL19 3DT

**£725,000**



Murdock & Wasley Estate Agents are pleased to bring to the market this impressive four-bedroom detached family home, set in a sought-after village location on a generous plot of over a third of an acre.

Beautifully presented throughout, the property offers flexible living space ideal for modern family life. The ground floor features a stylish open-plan kitchen/diner and five versatile reception rooms that can be tailored to suit your needs. Upstairs, the spacious master bedroom benefits from an en-suite and private balcony, while the remaining bedrooms are well-proportioned and perfect for children or guests.

Outside, the former garage has been thoughtfully converted into a home gym, offering a great space for fitness or hobbies. The large driveway provides ample off-road parking, and the expansive rear garden is a real standout feature, mainly laid to lawn with mature trees, open views of the surrounding countryside, and plenty of space for outdoor dining, play, or simply relaxing in the fresh air.



#### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, tiled flooring, coving, stairs to first floor landing, side aspect upvc double glazed window. Doors lead off:

#### Cloakroom

Low level wc, wall mounted wash hand basin, heated towel rail, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

#### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, Hi-Lite Rangemaster cooker with extractor hood over, integral dishwasher, space for fridge/ freezer and dining table. Tv point, radiator, tiled flooring, inset ceiling spotlights, coving, front and side aspect upvc double glazed windows.

#### Lounge

Tv point, telephone point, power points with USB ports, radiator, feature gas fireplace, coving, rear aspect upvc double glazed French doors lead to the:

#### Conservatory

Of brick base, upvc construction with a polycarbonate roof. Power points, radiator, upvc double glazed doors leading to the garden.

#### Study

Telephone point, power points with USB ports, radiator, tiled flooring, front aspect upvc double glazed window.

#### Sitting Room/Bedroom Five

Power points, radiator, coving, side aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden. Sliding door to:

#### Reading Snug

Power points and feature lighting.

#### Hallway

Quarry tiled flooring, inset ceiling spotlights, front aspect composite door, rear aspect upvc double glazed door to garden. Door to:

#### Utility

Range of base and wall mounted units, laminate worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points. Space for washing machine and tumble drier, inset ceiling spotlights, Worcester oil fired boiler, tiled flooring, side aspect upvc double glazed window.

#### Gym

Power points, radiator, electric Velux roof light, vinyl flooring, inset ceiling spotlights, front aspect upvc double glazed doors and side aspect upvc double glazed windows.

#### Landing

Power points, radiator, coving, rear aspect upvc double glazed window. Doors lead off:

#### Master Bedroom

Tv point, power points with usb ports, radiator, coving, rear aspect upvc double glazed doors lead to a balcony suitable for table and chairs with far reaching countryside views.

#### En-Suite

Suite comprising jacuzzi bath with shower off the mains over, vanity wash hand basin with surround storage and mixer tap over, low level wc. Fully tiled walls, tiled flooring, heated towel rail, front aspect upvc double glazed window.

#### Bedroom Two

Power points, radiator, built in wardrobes, coving, rear aspect upvc double glazed window with countryside views.

#### Bedroom Three

Power points, radiator, coving, front aspect upvc double glazed window.

#### Bedroom Four

Power points, radiator, coving, side aspect upvc double glazed window.

#### Bathroom

Suite comprising panelled bath, separate step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, radiator, front and side aspect upvc double glazed windows.

#### Outside

To the front of the property, a tarmac driveway offers ample off-road parking, bordered by low-level wooden fencing and decorative gravel.

Double wooden gates provide convenient vehicle access through to the rear garden.

To the rear of the property lies a superb, generously sized garden, thoughtfully designed to cater to both relaxation and family life. A raised decked area immediately off the house provides the perfect spot for outdoor dining, complete with space for a table and chairs, ideal for entertaining guests or enjoying summer evenings.

Steps lead down to a well-maintained, level lawn offering plenty of open space, perfect for children to play or for simply soaking up the peaceful surroundings. Nestled within the garden is a charming pergola set over a paved patio, creating a shaded retreat for relaxing or enjoying a quiet morning coffee.

Families will appreciate the enclosed play area, laid with safety bark and ideal for younger children. There's also a well-positioned summerhouse with power and lighting, perfect as a home office, hobby room, or cosy retreat, alongside a greenhouse for keen gardeners to grow their own produce.

Mature trees add a touch of colour and character, while the open aspect of the garden offers far-reaching views of the surrounding countryside and nearby farmland, making it a truly special outdoor space with something for everyone.

#### Tenure

Freehold

#### Local Authority

Forest Of Dean District Council

Council Tax Band: F

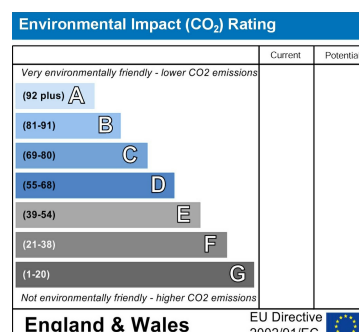
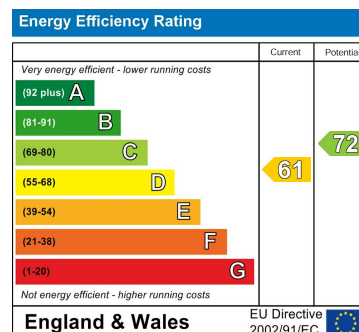
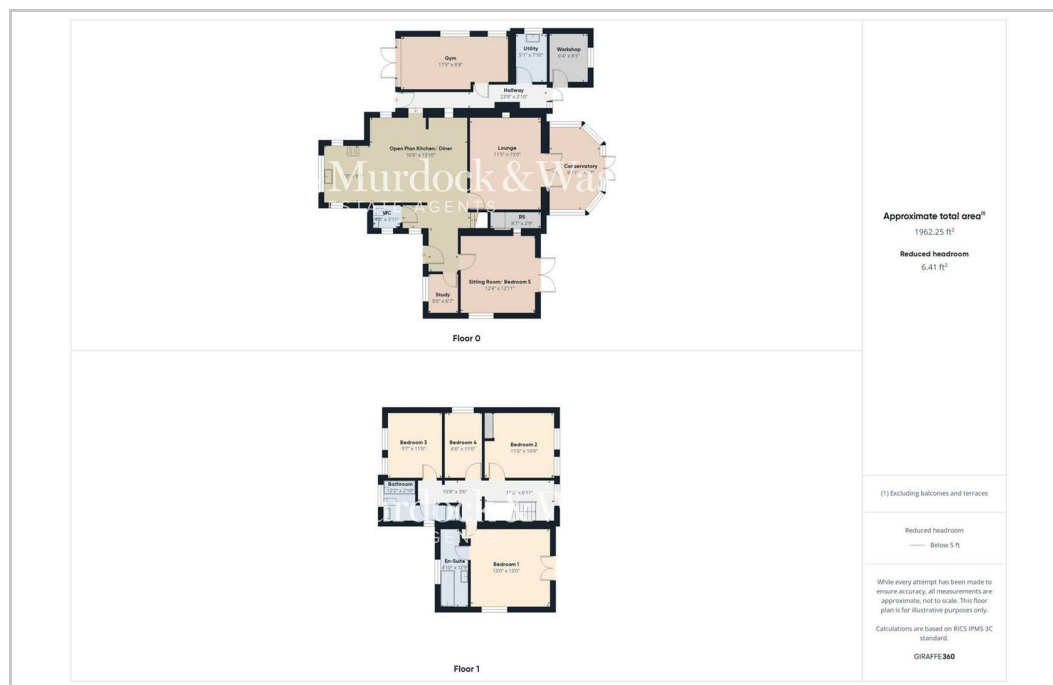
#### Services

Mains water, electric and drainage.

Oil Fired Central Heating.

#### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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