



Cobweb Grange Court Lane
Huntley GL19 3DT



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £635,000

An EXTENSIVELY DEVELOPED and RECENTLY RENOVATED FOUR BEDROOM DETACHED 1950'S DORMER BUNGALOW offering SPACIOUS and VERSATILE ACCOMMODATION with DOUBLE GARAGE, AMPLE OFF ROAD PARKING, LARGE PLOT APPROACHING ONE QUARTER OF AN ACRE situated in a BEAUTIFUL EDGE OF VILLAGE LOCATION.

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





Enter the property via double glazed front door into:

ENTRANCE HALL

16'6 x 5'8 (5.03m x 1.73m)

Double radiator, open tread stairway leading off, inset spotlighting.

SITTING ROOM

14'4 x 12'4 into bay (4.37m x 3.76m into bay)

Stone fireplace with inset living flame gas fire, TV point, telephone point, double radiator, coved ceiling, front and side aspect windows enjoying a pleasant outlook over surrounding fields and countryside.

BEDROOM 2

14'6 x 10'6 (4.42m x 3.20m)

Double radiator, coved ceiling, front aspect bay window offering lovely views over the surrounding fields and countryside.

BEDROOM 3

12'4 x 9'4 (3.76m x 2.84m)

Double radiator, coved ceiling, side aspect window. Glazed wooden door providing access to the lounge, thereby offering self contained annexe capacity.

SHOWER ROOM

8'5 x 7'0 (2.57m x 2.13m)

Re-fitted suite comprising of a double shower cubicle with Mira Sport electric shower, accessed via sliding screen, pedestal wash hand basin with mixer tap, WC, heated towel rail, tiled floor, tiled splashbacks, extractor fan.

KITCHEN / BREAKFAST ROOM

17'0 x 13'4 (5.18m x 4.06m)

Re-fitted kitchen to comprise of a range of base and wall mounted units with laminated worktops and splashbacks, Belling Classic electric range oven with extractor fan over, single drainer stainless steel sink unit, integrated tall fridge / freezer, integrated dishwasher, feature fireplace with inset cast iron logburner, modern tall panelled radiator, inset spotlighting, front and side aspect windows. Glazed wooden door to:

UTILITY

9'3 x 5'9 (2.82m x 1.75m)

Single drainer stainless steel sink unit, base units with laminated worktop and tiled splashbacks, plumbing for washing machine, space for tumble dryer and further appliance, tiled floor, double radiator, side aspect window and half glazed UPVC door to the driveway. Door to:

CLOAKROOM

5'9 x 3'8 (1.75m x 1.12m)

Wall mounted wash hand basin, WC with tiled splashbacks, single radiator, extractor fan, Worcester LPG fired boiler supplying the hot water and central heating, rear aspect frosted window.

DINING ROOM

13'4 x 10'5 (4.06m x 3.18m)

Accessed from the kitchen / breakfast room. Double radiator, rear aspect French doors leading to the patio and gardens, offering a lovely outlook over the surrounding fields and countryside. Door to:

LOUNGE

16'7 x 13'4 (5.05m x 4.06m)

TV point, double radiator, rear aspect French doors to patio and gardens offering far reaching views towards Gloucester and The Cotswolds.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRCASE LEADS TO THE FIRST FLOOR LANDING with rear aspect window.

BEDROOM 1

16'8 x 15'3 narrowing to 8'5 (5.08m x 4.65m narrowing to 2.57m)

Additional storage space into the eaves, double radiator, rear aspect window offering far reaching elevated views.

BEDROOM 4

10'6 x 9'5 into wardrobe recess (3.20m x 2.87m into wardrobe recess)

Built-in triple wardrobes, double radiator, side aspect window.

BATHROOM

9'6 x 6'9 (2.90m x 2.06m)

White suite comprising of a panelled bath with mixer tap, WC, vanity wash hand basin with mixer tap and cupboard below, large walk-in double shower cubicle with inset overhead and detachable hand shower, tiled floor, tiled splashbacks, mirror with light, chrome heated towel rail, rear aspect window offering lovely far reaching views towards The Cotswolds.

OUTSIDE

The front garden is laid to lawn with mature borders and enclosed by low-level brick walling with wrought iron detailing, outside power. A tarmac entrance and gravelled driveway and turning area, provides off road parking for numerous vehicles. To the side of the property there is outside lighting and an outside tap. The gravelled driveway continues to a concrete driveway which in turn leads to:

DOUBLE DETACHED GARAGE

16'3 x 17'6 (4.95m x 5.33m)

Accessed via up and over door with power and lighting, side and rear aspect windows, rear aspect double glazed personal door.

The rear gardens comprise of a large flagstone patio area enclosed by brick walling, with steps leading down to the main part of the rear gardens which are laid to lawn with landscaped borders planted with flowers, trees, shrubs and bushes, mature pond with water feature, continuing down to further crazy paved seating area with wildlife ponds, lawns, vegetable patch, compost bay, wood storage bins, all enclosed by concrete post wood panel fencing. The rear gardens measure approximately 110 ft x 50 ft.

SERVICES

Mains water, electric and drainage. LPG heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Turn into Grange Court Lane (opposite the Red Lion at Huntley) where the property can be located on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



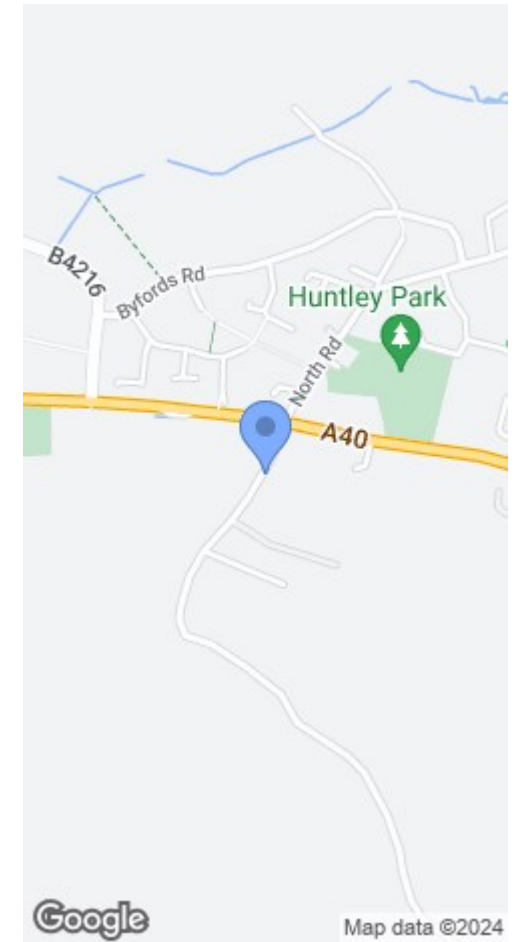
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-99) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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