



Wisteria Barn Main Road
Huntley GL19 3EA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £698,000

A BRAND NEW FIVE BEDROOM DETACHED HIGH SPECIFICATION NEW BUILD PROPERTY with living accommodation IN EXCESS OF 3,000 SQ FT having KITCHEN / DINING / FAMILY ROOM with KITCHEN ISLAND, QUALITY NEFF APPLIANCES, SUBSTANTIAL LIVING ROOM, THREE EN-SUITES, OFF ROAD PARKING FOR FOUR / FIVE VEHICLES, CAR PORT, ECO CREDENTIALS to include ELECTRIC CHARGING POINT, SOLAR PANELS, AIR SOURCE HEAT PUMP, COUNTRYSIDE VIEWS all being offered with a 10 YEAR SURVEYORS GUARANTEE and NO ONWARD CHAIN.

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.



Entrance via part glazed frosted door through to:

ENTRANCE HALL

20'3 x 7'6 (6.17m x 2.29m)

Tiled flooring, understairs cupboard, stairs to the first floor.

LIVING ROOM

28'1 x 20'7 (8.56m x 6.27m)

Under floor heating, front, side and rear aspect windows with the side aspect having patio doors leading onto the garden giving a lovely outlook onto surrounding fields and farmland.

KITCHEN / DINING ROOM

35'7 x 20'2 (10.85m x 6.15m)

Fully fitted kitchen with base and wall mounted units, sink with Quooker tap, cupboards under, NEFF appliances to include integrated electric hob, central extractor, double oven, microwave, coffee maker, full height fridge, full height freezer, integrated dishwasher, wine cooler, fully tiled flooring, under cupboard lighting, spotlighting, porcelain tiled flooring, two sets of separate double glazed patio doors to the front overlooking the garden.

UTILITY

11'0 x 4'11 (3.35m x 1.50m)

Sink unit with mixer tap, cupboard under, plumbing for washing machine, space for tumble dryer, wall mounted units, porcelain tiled floors with under floor heating, front aspect frosted window.

GROUND FLOOR SHOWER ROOM

7'4 x 4'11 (2.24m x 1.50m)

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, vanity wash hand basin, cupboards below, tiled splashback, heated towel rail, tiled flooring.

STUDY

20'3 x 7'6 (6.17m x 2.29m)

Under floor heating, large walk-in boiler room with hot water tank, LPG central heating and domestic hot water boiler, solar panel controls, fully glazed door to the outside.





FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

47' in length approximately (14.33m in length approximately)

Two radiators, two rear aspect frosted windows.

MASTER BEDROOM

19'10 x 18'6 (6.05m x 5.64m)

Two double radiators, superb full height window with opening double doors to French balcony, giving a lovely outlook over the surrounding fields and farmland, two rear aspect frosted windows. Door to:

EN-SUITE

7'5 x 6'1 (2.26m x 1.85m)

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, mirror over, close coupled WC, heated towel rail, shaving point, front aspect frosted window.

BEDROOM 2 (inc En-Suite)

14'7 x 13'3 (4.45m x 4.04m)

Single radiator, front aspect window. Door to:

EN-SUITE

Fitted shower cubicle and tray, tiled surround, vanity wash hand basin, drawers below, close coupled WC, heated towel rail, tiled flooring, wall mirror, shaving point, front aspect frosted window.

BEDROOM 3

15'0 x 8'11 (4.57m x 2.72m)

Single radiator, front aspect window with a lovely outlook over the surrounding fields and farmland. Door to:

EN-SUITE

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, vanity wash hand basin, drawers below, heated towel rail, tiled flooring, shaver point, front aspect frosted window.

BEDROOM 4

14'6 x 9'3 (4.42m x 2.82m)

Single radiator, front aspect window.



BEDROOM 5

14'7 x 10'2 (4.45m x 3.10m)

Double radiator, front aspect window.

BATHROOM

White suite comprising bath with shower attachment over, tiled surround, wash hand basin with drawers below, close coupled WC, heated towel rail, tiled flooring, shaving point, mirror, rear aspect frosted window.

OUTSIDE

Access to the property is gained via gravelled parking, including a WOODEN CAR PORT (18'3 x 20'5) to the right with electric charging point, suitable for the parking of four to five vehicles. A gateway leads through to the front of the property with fully paved pathways, lawned area, fencing surround. To the side, the west facing garden has a full patio, lawned area, fencing surround and a lovely outlook onto open fields and farmland. This continues around to the rear of the property where there is an enclosed patio area with various outside lighting, outside taps etc.

SERVICES

Mains water and electric, septic tank, air-source heat pump.

The property has its own solar panels with two batteries each of 5.8kw. In-going purchaser to make arrangements to connect, which will offer the capability of selling back to the grid and having reduced electricity costs.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.





LOCAL AUTHORITY

Council Tax Band: F
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

From our Newent office, proceed up Culver Street to Huntley, turning left at the main road junction. After approximately one mile, turn left just after the petrol station on your left hand side. Proceed down the drive and the house will be found on the left hand side as indicated 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).



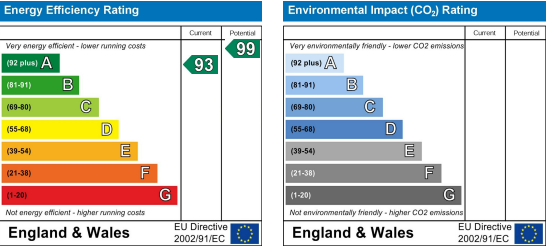
Wisteria Barn, Main Road, Huntley, Gloucestershire
Approximate Gross Internal Area
280 Sq M/3014 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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