



36 Byfords Road
Huntley GL19 3EL



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £575,000

A rarely available FIVE BEDROOM DETACHED HOUSE offering FLEXIBLE and VERSATILE ACCOMMODATION throughout and benefiting from having a MATURE REAR GARDEN enjoying a LOVELY OUTLOOK OVER SURROUNDING FIELDS.

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.



The property is accessed via a fully glazed upvc door into:

LARGE ENTRANCE PORCH

5'09 x 9'05 (1.75m x 2.87m)

Tiled flooring, front aspect upvc window. Fully glazed frosted door into:

SPACIOUS ENTRANCE HALLWAY

Single radiator, understairs storage cupboard, stairs lead to the first floor.

Door into:

CLOAKROOM

8'03 x 5'10 (2.51m x 1.78m)

White suite comprising pedestal wash hand basin and tiled splashbacks, close coupled WC, built in storage cupboards, oil fired central heating and domestic hot water boiler, side aspect UPVC frosted window.

LOUNGE

18'10 x 11'09 (5.74m x 3.58m)

Open stone fireplace with raised hearth and display plinth to one side, two double radiators, front aspect upvc double glazed window. Large UPVC fully glazed door into:

CONSERVATORY

13'06 x 11'09 (4.11m x 3.58m)

Fully upvc double glazed construction, tiled flooring. Fully glazed French doors leading out to the rear garden.

DINING ROOM

11'11 x 11'11 (3.63m x 3.63m)

Single radiator, rear aspect UPVC double glazed window over the gardens.

KITCHEN

11'09 x 8'10 (3.58m x 2.69m)

One and a half bowl single drainer sink unit with mixer taps over, range of base and wall mounted units, integrated fridge freezer, electric oven with four ring induction hob and cooker hood above, tiled flooring, radiator, side and rear aspect UPVC double glazed windows enjoying a lovely view over the garden. Door into:

UTILITY ROOM

6'06 x 6'06 (1.98m x 1.98m)

Range of units, plumbing for automatic washing machine and dishwasher, space for tumble dryer, single radiator. Half glazed frosted stable door into:





UPVC SIDE PORCH

Fully glazed door leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space, airing cupboard housing the hot water tank and slatted shelving, front aspect UPVC window. Door into:

BEDROOM 1

16'11" x 14'9" including the en suite (5.16m x 4.50m including the en suite)

Double radiator, two large built in wardrobes with hanging rails and shelving, front aspect window. Door into:

EN SUITE SHOWER ROOM

Fitted shower cubicle and tray with tiled surround, close coupled W.C, pedestal wash hand basin, single radiator, tiled flooring, extractor fan.

BEDROOM 2

12'00 x 11'11 (3.66m x 3.63m)

Range of built in cupboards with hanging rails and shelving, single radiator, rear aspect upvc window enjoying the outlook over the garden and fields beyond.

BEDROOM 3

11'09 x 9'10 (3.58m x 3.00m)

Two built in wardrobes with hanging rails and shelving, single radiator, rear aspect upvc window enjoying an outlook over the garden and fields beyond.

BEDROOM 4

11'11 x 9'00 (3.63m x 2.74m)

Single radiator, rear aspect upvc window enjoying an outlook over the garden and fields beyond.

BEDROOM 5

8'07 x 7'11 (2.62m x 2.41m)

Single radiator, front aspect upvc window.

BATHROOM

Coloured suite comprising bath with tiled surround, separate shower cubicle and tray with tiled surround, pedestal wash hand basin, close coupled WC, single radiator, side aspect upvc frosted window.

OUTSIDE

A tarmac driveway leads to the property and provides a parking area suitable for the parking of four/five vehicles which in turn leads to:

ATTACHED SINGLE GARAGE

17'09 x 11'10 (5.41m x 3.61m)

Accessed via an up and over door, power and lighting, side aspect window, Side aspect personal door.

To the front of the property you have a lawned area with flower borders and an outside light. Double gates lead to additional parking/storage area and gated access to either side of the property leads to the rear.

To the rear of the property you have a lovely mature garden with a paved patio area, outside tap and lighting. You also have a large lawned area with a green house, shed, flower borders with an abundance of shrubs, various fruit trees and a vegetable produce area. The garden is enclosed by fencing surround and enjoys a lovely outlook onto fields beyond. The whole plot amounts to approximately one quarter of an acre.

SERVICES

Mains water, mains electric, mains drainage, oil.

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

To be advised.

LOCAL AUTHORITY

Council Tax Band: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold. The property is not currently registered on land registry.

VIEWINGS

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

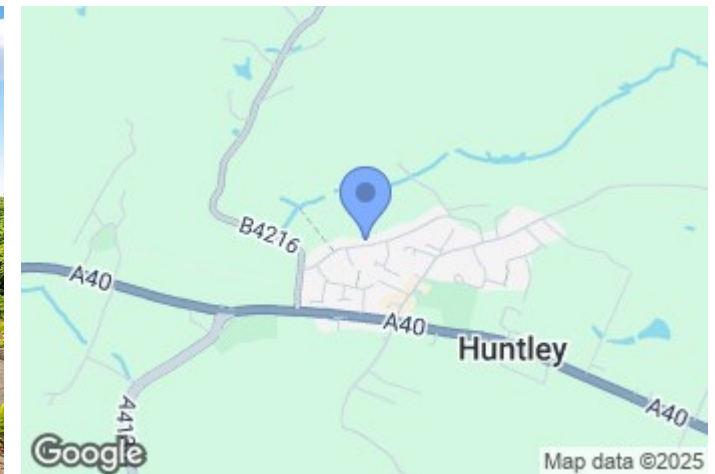
From Newent, proceed along the B4216 (Culver Street) towards Huntley. On reaching Huntley turn left into Byfords Road where the property will be located on the left hand side as marked by our For Sale board.

PROPERTY SURVEYS

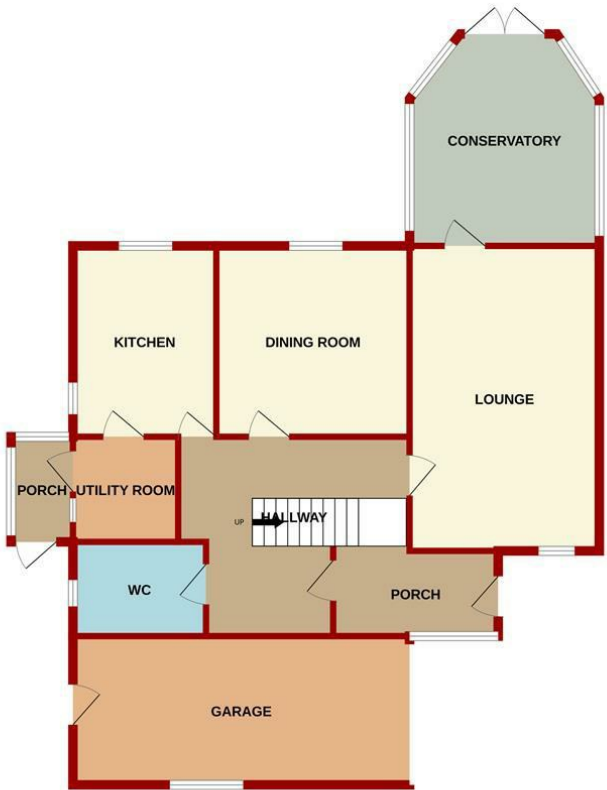
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

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



GROUND FLOOR



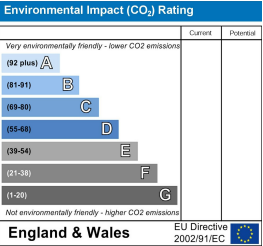
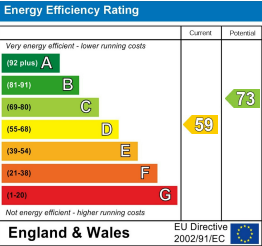
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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