



111 Oxstalls Lane, Longlevens, Gloucester, Gloucestershire, GL2 9HS

O.I.E.O £550,000



  
**Farr & Farr** Sales & Lettings 

**111 Oxstalls Lane, Longlevens,  
Gloucester, Gloucestershire, GL2  
9HS**

**O.I.E.O. £550,000**

A DETACHED CHALET BUNGLAOW SITUATED  
IN THE POPULAR LONGLEVENS LOCATION  
WITH BEAUTIFUL LANDSCAPED GARDENS

Oxstalls Lane has been beautifully maintained and offers spacious and practical accommodation throughout. The ground floor comprises of two bedrooms, bathroom, kitchen, lounge/dining room, conservatory, utility and cloakroom and to the first floor you will find a further two bedrooms and shower room. To the exterior there are large, beautifully landscaped gardens, garage and parking for multiple cars to the front of the property. The property is close to local amenities, bus routes and excellent schooling.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### Entrance Porch

Accessed via upvc double glazed front door. Double glazed French doors into:

#### Entrance Hall 15' 8" x 9' 3" (4.77m x 2.82m)

Telephone point. Radiator. Alarm panel. Stairs to first floor.

#### Bedroom 1 15' 1" x 10' 2" (4.59m x 3.10m)

Full length mirrored wardrobes with sliding doors. Radiator. Double glazed window to front aspect.

#### Bedroom 2 15' 0" x 12' 0" (4.57m x 3.65m)

Radiator. Double glazed window to front aspect.

#### Bathroom

Suite comprising of panelled bath. Vanity wash hand basin. Low level W.C. Fully tiled shower cubicle with sliding doors. Mixer shower & waterfall head. Extractor fan. Double glazed window to side aspect. Radiator. Heated towel rail. Inset ceiling spotlights. Tiled floor. Understairs cupboard.

#### Lounge/Dining Room 21' 8" x 12' 0" (6.60m x 3.65m)

T.V points. Radiator. Two small, double-glazed windows to side aspect. Arch into dining area. Double glazed window to conservatory. Radiator. Double glazed sliding doors to garden.

#### Kitchen/Breakfast Room 18' 6" x 13' 5" (5.63m x 4.09m)

Comprehensively fitted kitchen with a range of wall and base units with cupboards & drawers below. Peninsula island with Neff induction hob. Neff eye level double oven. Ceramic sink with drainer & mixer tap. Built in Bosch dishwasher. Double glazed window to conservatory. Double glazed window to side aspect. Space for fridge freezer. Radiator. Inset ceiling spotlights. Tiled floor. Oak framed door to:

#### Utility room 8' 3" x 5' 6" (2.51m x 1.68m)

Plumbing for washing machine & tumble dryer. Tiled floor. Double glazed doors to side.

#### Cloakroom

Low level W.C. Half pedestal sink. Part tiled walls. Double glazed window.

#### Conservatory 16' 1" x 7' 4" (4.90m x 2.23m)

Double glazed French doors to the garden. Radiator.

#### First Floor Landing

Double glazed window. Access to loft. Eaves storage cupboard housing the boiler. Double glazed window to rear aspect. Further eaves storage. Radiator.

#### Shower Room

Fully tiled shower cubicle with glass screen. Half pedestal wash hand basin. Low level W.C. Heated towel rail. Double glazed window. Cupboard with eaves storage.

#### Bedroom 3 12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to side aspect. Fitted wardrobe cupboards. Radiator.

#### Bedroom 4/Study 12' 10" x 10' 11" (3.91m x 3.32m)

Fitted desk unit with drawers below. Fitted cupboards and shelving. Velux window. Radiator.

#### Garage 17' 2" x 11' 11" (5.23m x 3.63m)

Power & lighting. Up and over door.

#### Garden

Beautifully maintained & landscaped gardens predominantly laid to lawn with mature shrub bed borders. Patio area with raised flower bed. Mature apple trees. Two sheds. Summerhouse. Fully enclosed with fencing. outside tap. Front gardens: Driveway with parking for multiple cars. Small area of lawn. Shrub borders.

#### Agent Note:

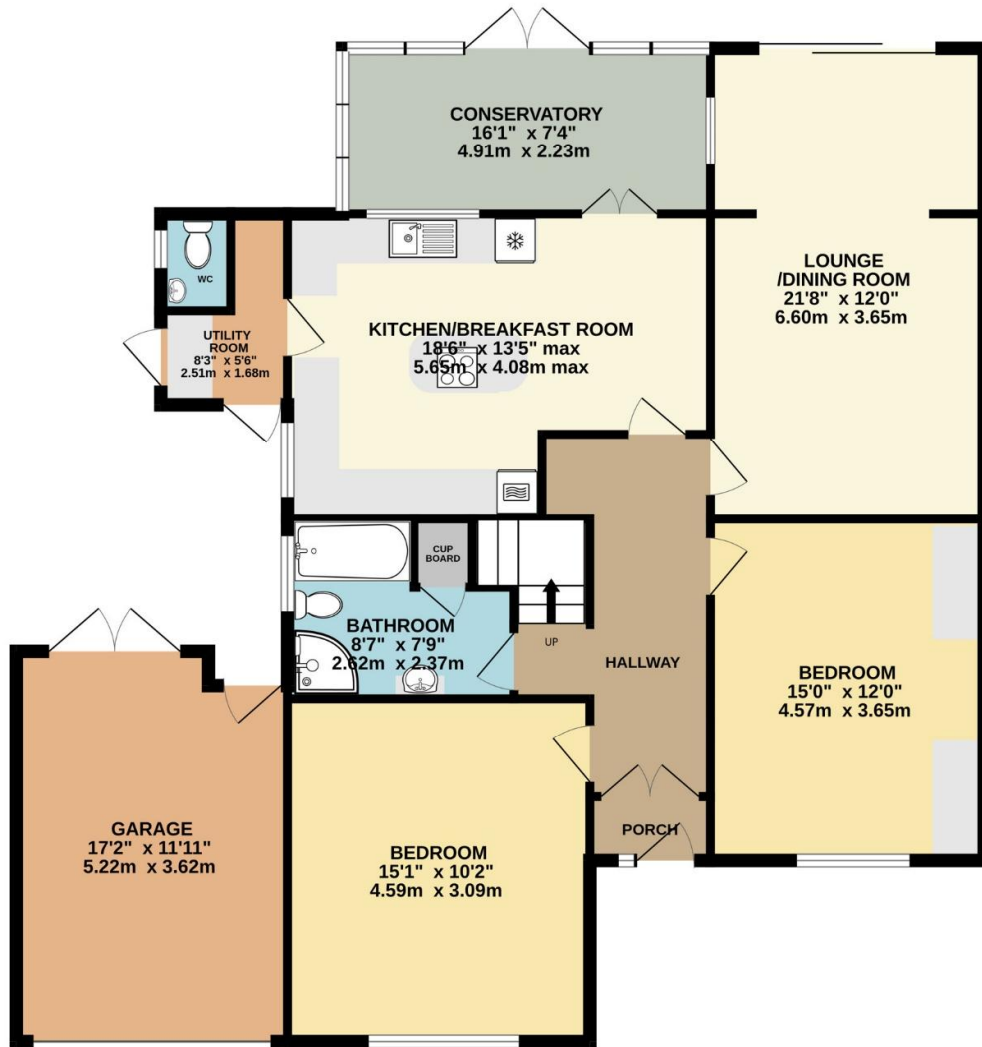
#### Council Tax: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

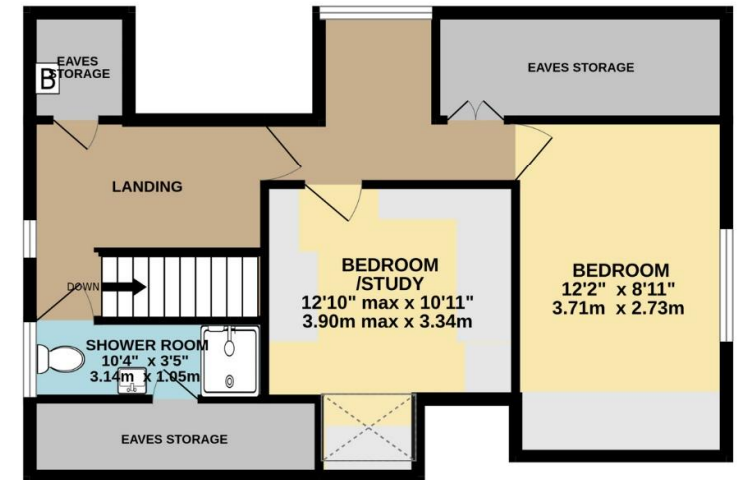




**GROUND FLOOR**  
1421 sq.ft. (132.1 sq.m.) approx.



**1ST FLOOR**  
560 sq.ft. (52.0 sq.m.) approx.



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

**City Centre**  
2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@farrandfarr.co.uk

**Hucclecote**  
50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@farrandfarr.co.uk

**Longlevens**  
125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@farrandfarr.co.uk

**Lettings**  
40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@farrandfarr.co.uk