



48 Byfords Road, Huntley, Gloucester, GL19 3EL

£599,000

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**Farr & Farr** Sales Lettings 

**48 Byfords Road, Huntley,  
Gloucester, GL19 3EL**

**£599,000**

**A LARGE FAMILY HOME THAT HAS BEEN  
EXTENDED TO BOTH SIDES AND ENJOYS  
VERY LARGE GARDENS AND FAR REACHING  
VIEWS OVER ROLLING COUNTRYSIDE**

Byfords Road is situated on the edge of Huntley in a surprisingly quiet position just 9 miles to the west of Gloucester. Good transport facilities, including buses are within an easy reach and the towns of Newent, Gloucester and Cheltenham are only a short drive. Number 48 has been in the same family for many years and offers large accommodation but is now in need of some internal upgrading. All four bedrooms are doubles, the master having an ensuite shower room and to the ground floor there is a large sitting room with lovely views of the garden, a separate dining room as well as a good kitchen and two study's. To the exterior, there is ample parking to the front, a double garage and workshop or storeroom. To the rear the gardens are of a very good size and views over open countryside.

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

**PORCH**

UPVC double glazed sliding door, half glazed with UPVC double glazed door and side slip to:-

**ENTRANCE HALL**

Staircase to landing. Coved ceiling. Double radiator.

**CLOAKROOM**

Low level WC. Pedestal wash hand basin. Shower cubicle with tiled walls. Radiator.

**SITTING ROOM 24' 6" x 13' 0" (7.46m x 3.96m)**

Large windows to the front. UPVC double glazed sliding patio doors to terrace and rear gardens with views. Marble fireplace with coal effect electric fire. Double radiator. Wall light points. Glazed double doors to

**STUDY 17' 0" x 10' 0" (5.18m x 3.05m)**

Double radiator. Window to the front and rear. Coved ceiling. Access to small loft.

**DINING ROOM 13' 6" x 12' 0" (4.11m x 3.65m)**

Radiator. Coved ceiling. Lovely views. Hatch to:-

**STUDY 21' 3" x 7' 0" (6.47m x 2.13m)**

Shelving. Coved ceiling. Views.

**KITCHEN 16' 0" x 9' 5" (4.87m x 2.87m)**

Comprehensively fitted with inset one and a half bowl sink unit with mixer taps and waste disposal set into worktops with cupboards and drawers below. Wash hand basin. Part tiled walls. Built-in stainless steel and glass fronted oven with electric hob and extractor hood. Built-in dishwasher, Built-in fridge. Larder unit with kickboard heater. Inset ceiling spotlights. Coved ceilings. Lovely views. Door to:-

**UTILITY ROOM 14' 9" x 8' 10" (4.49m x 2.69m)**

Oil fired central heating boiler. Wall and base units with worktops. Plumbing for washing machine. Space for hanging. UPVC double glazed door to the side. Door to:-

**STORE/FREEZER ROOM 13' 6" x 5' 0" (4.11m x 1.52m)**

Light. Door to garage.

**LANDING**

Radiator. Access to part boarded loft (of a very good size). Airing cupboard with factory lagged cylinder and immersion heater.

**BEDROOM 1 14' x 13 (4.26m x 3.96m)**

Range of wardrobe cupboards. Radiator. Coved ceiling.

**ENSUITE**

Mira shower cubicle with stainless steel double controls and glazed sliding doors. Vanity unit with wash hand basin, cupboards below. Low level WC. Large mirror. Spotlights.

**BEDROOM 2 12' 8" x 12' 7" (3.86m x 3.83m)**

Radiator.

**BEDROOM 3 12' 7" x 10' 0" (3.83m x 3.05m)**

Two triple wardrobe cupboards with mirrored sliding doors. Radiator.

**BEDROOM 4 13' 0" x 10' 0" (3.96m x 3.05m)**

Double wardrobe cupboard with mirrored sliding doors. Radiator.

**BATHROOM**

White suite of Jacuzzi bath. Pedestal wash and basin. Low-level WC. Half tiled walls. Double radiator. Shaver point.

**EXTERIOR**

Front gardens of a very good size with large area or a brick paved drive with parking for 4+ cars. Good lawns to the side with wide path to the front door. Outside carriage lights. Side access to:-

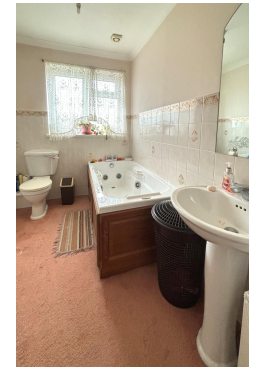
Rear gardens again of a very good size with wide paved terrace with stone walling and steps to good area of lawns with mature trees and bushes with hedging to both sides giving privacy and opening to the rear overlooking fields with reaching views to woodland. Brick built store and greenhouse. Base for shed.

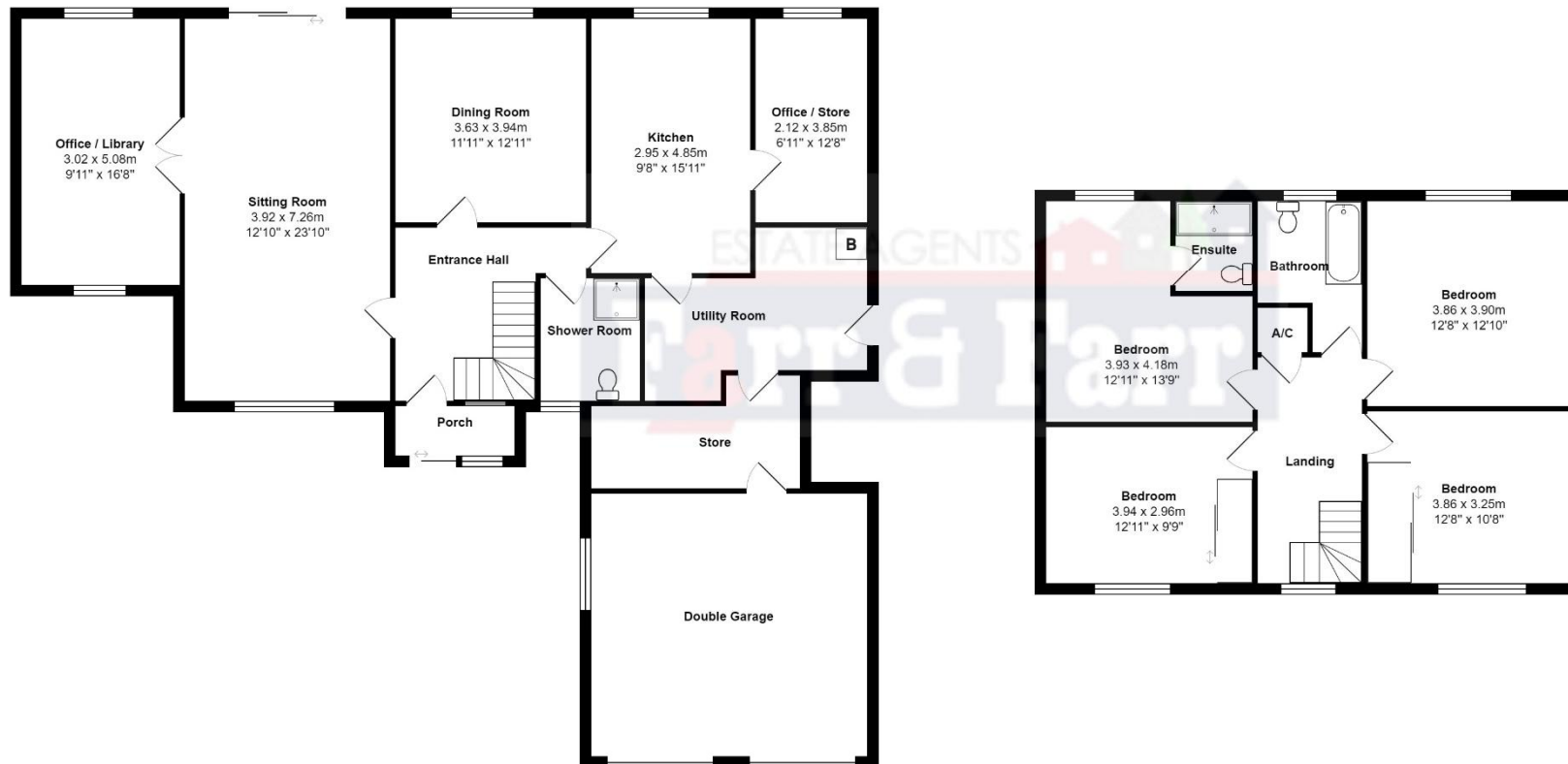
**DOUBLE GARAGE 16' 6" x 17' 6" (5.03m x 5.33m)**

Electric roller doors. Window to the side. Power and light.

**AGENTS NOTE**

COUNCIL TAX:  
EPC: TBC





Approx Total Area: 217.0 m<sup>2</sup> ... 2336 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk)

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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.

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