



1 Stoney Field, Highnam, Gloucester, Gloucestershire, GL2 8LY

£499,950

4

3

2


Farr & Farr Sales Lettings 

1 Stoney Field, Highnam, Gloucester, GL2 8LY

£499,950

A GOOD SIZED MODERN DETACHED FAMILY HOUSE THAT HAS BEEN SIGNIFICANTLY EXTENDED TO GIVE VERY PRACTICAL FAMILY ACCOMMODATION

Stoney Field is a very popular and small cul-de-sac situated off Hillcrest in this very desirable part of Highnam, facilities are within the village but Gloucester, the M5 and Cheltenham are all within an easy reach. Number 1 has been the subject of significant improvement and extension in the current ownership and offers not only the addition of a large playroom and office/study which could be a self-contained annex but also a double garage and the extension to the front of both the kitchen and dining room. Additionally, it has solar panels which are wholly owned and has an electric air source heat pump using a wet system which is proving very economical to run

www.farrandfarr.co.uk

ENTRANCE PORCH

UPVC double glazed front door. Tiled floor. Glazed double doors to:-

ENTRANCE HALL

Modern radiator. Staircase to landing. Wall thermostat. Wide arch to the dining room.

CLOAKROOM

Very well fitted, low-level WC with concealed cistern. Vanity unit with wash hand basin and cupboard below. Heated towel rail. Fully tiled walls. Tiled floor.

DINING ROOM 15' 6" x 8' 8" (4.72m x 2.64m)

Double radiator. Coved ceiling. Understairs store cupboard. Dimmer switch.

LOUNGE 22' 1" x 11' 9" (6.73m x 3.58m)

Contemporary vertical radiator. Second radiator. TV points. Coved ceiling. High-quality flooring. UPVC double glazed double French doors to terrace and garden.

KITCHEN/BREAKFAST ROOM 21' 10" x 11' 6" max' (6.65m x 3.50m)

Comprehensively fitted with inset one and a half bowl single drainer sink unit with mixer taps. Cupboards and drawers. Wall and base units with worktops. Part tiled walls. Glass fronted crockery cupboards. Built-in double oven and induction hob with extractor hood. Plumbing for washing machine and dishwasher. Space for dryer. Breakfast area with efficient radiator. Opening to passage with roof light. Door to garage and 15 light glazed door to:-

ANNEX/PLAYROOM 18' 11" x 10' 3" (5.76m x 3.12m)

High-quality vinyl flooring. Double radiator. Built-in shelving and double glazed sliding patio doors to terrace and garden.

STUDY 16' 0" x 9' 0" (4.87m x 2.74m)

Double radiator. Window to the side. Roof light. Telephone and cable points.

LANDING

Access to loft with retractable ladder, boarded and insulated. Airing cupboard with shelving. Radiator.

BEDROOM 1 12' 6" x 12' 0" (3.81m x 3.65m)

Double radiator. Built-in corner store cupboard with shelving.

ENSUITE BATHROOM

Panelled bath and stainless steel shower. Pedestal wash hand basin. Low-level WC. Fully tiled walls. Shaver point. Wood stripped floor.

BEDROOM 2 12' 4" x 10' 7" (3.76m x 3.22m)

Plus small bay. Double radiator. Built-in above bed store cupboards.

BEDROOM 3 12' 0" x 9' 7" (3.65m x 2.92m)

Above bed store cupboard. Double radiator.

BEDROOM 4 9' 8" x 10' 7" max' (2.94m x 3.22m)

Double radiator.

BATHROOM

Corner Jacuzzi bath with mixer taps and shower attachment. Pedestal wash hand basin. Bidet. Low level WC. Timber stripped floor. Fully tiled walls. Heated towel rail/radiator. Extractor fan. Shaver point.

EXTERIOR

Front gardens, macadam driveway with parking for four cars and gravel area to one side. Shrub beds and mature tree. Side access to rear garden. Rear Gardens, well laid out for ease of maintenance with large area of paved terrace with sleeper divide to Astroturf and further sleeper divide to large area of gravel with raised beds, mature bushes and shrubs. Timber garden shed. Good area to the side for storage and water butts. Pedestrian gated side access.

GARAGE 18' 7" x 16' 8" (5.66m x 5.08m)

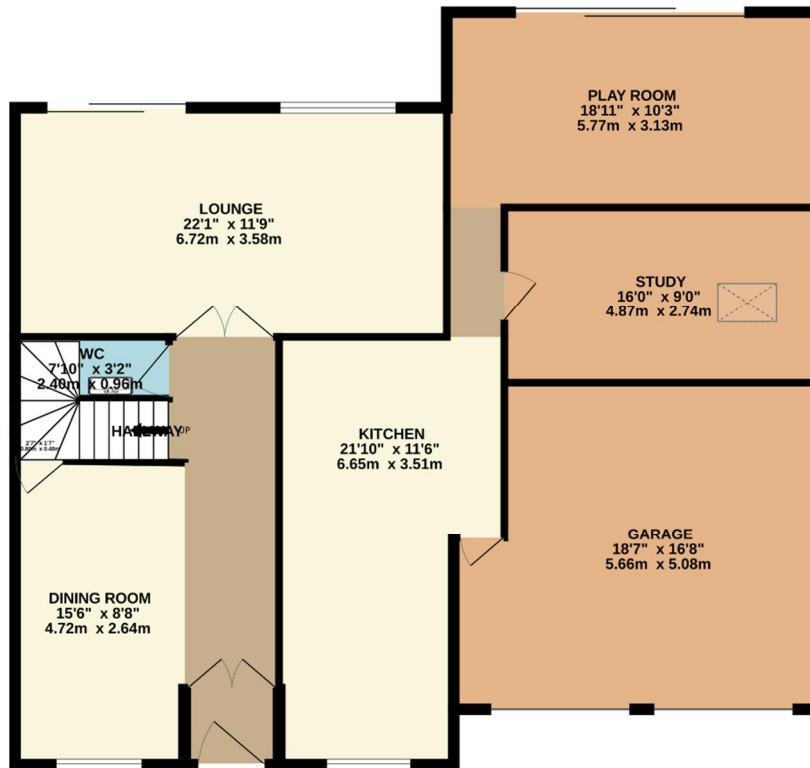
Plus utility area to the side with Belfast sink with hot and cold water. Electric charger point. Roof storage. Shelving and cupboards. Up and over doors. Controls for solar panelling and heat source boiler.

AGENTS NOTE

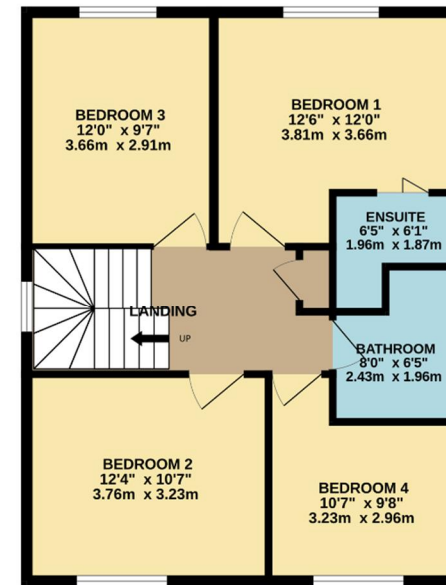
COUNCIL TAX: E EPC: TBC



GROUND FLOOR
1415 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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