



66 Oxstalls Drive, Longlevens, Gloucester, GL2 9DE

£450,000

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Farr & Farr Sales Lettings 

66 Oxstalls Drive, Longlevens,
Gloucester, GL2 9DE

£450,000

PROBABLY THE FINEST SEMI DETACHED HOUSE
OF IT'S STYLE SET IN A WONDERFUL POSITION
WITH LARGE GARDEN'S BACKING ONTO
PLOCK COURT

The property is situated in a wonderful position in Oxstalls Drive just over 1 mile to the East of Gloucester city centre. Good local shopping, schools and transport facilities are all very close by. Gloucester rugby, the exciting Docklands development and the Cathedral are all close by and access to Cheltenham and the M5 is only a short drive. Number 66 has been the subject of significant and imaginative extension as well as very comprehensive modernisation by the current experienced owners over many years. Internally there are three good bedrooms to the first floor together with a luxury bathroom. To the ground floor, there is a useful utility /cloakroom, good hall and a quite exceptional 26 x 30' semi open plan living //dining /kitchen/family room that is divided into four areas but all interlinked and enjoys wide four bifold doors to the South Westerly backing garden and views over Plock Court. To the front, there is parking for 5/6 cars, an easily maintained drive and to the rear, delightful South Westerly backing landscaped gardens of 160'.

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ENTRANCE HALL

(Extended). Radiator. Staircase to landing with oak banister. Inset ceiling spotlights.

CLOAKROOM/UTILITY

Worktops with plumbing for washing machine and space for dryer below. Wall cupboards. Tiled floor. Part tiled walls. Low-level WC. Vanity unit with cupboard below. Radiator. Spotlights.

OPEN PLAN LOUNGE/DINING/KITCHEN 30' 6" x 28' 9"

(9.29m x 8.76m) Divided into several areas, the first being:-

Formal Sitting Area with contemporary fireplace and oak beam with woodburning stove and stone hearth. Contemporary radiator. TV point with wide arch to:-

Summer Sitting/Garden Room and arch to:-

Kitchen Area, beautifully and comprehensively fitted with inset one and a half bowl stainless steel unit set into granite worktops with mixer taps and cupboards and drawers below. Base units with built-in Neff induction hob and extractor hood. Understairs storage area with deep crockery drawers. Built-in dishwasher and sliding bin unit. Opening to:-

Breakfast Area with peninsular unit, again with granite worktops and wide drawers and cupboards with breakfast bar. Contemporary radiator. Inset ceiling spotlights and low hanging lights. Built-in Neff two full sized ovens.

Dining area with roof lantern. High-level windows to the side and UPVC double glazed door to garden. Wide arch to:-

Garden Room with contemporary radiator. Quadruple bifold doors to South Westerly backing terrace and garden.

FIRST FLOOR

LANDING

Access to loft. Inset ceiling spotlights. Window to the side.

BEDROOM 1 13' 4" x 9' 8" (4.06m x 2.94m)

Radiator. Wardrobe cupboard. Wall mounted TV point.

BEDROOM 2 13' 0" x 9' 0" (3.96m x 2.74m)

Double wardrobe cupboard with sliding doors (one mirrored). Radiator.

BEDROOM 3 9' 0" x 7' 3" (2.74m x 2.21m)

Radiator.

SHOWER ROOM

Of a very good size with walk in large shower with stainless steel double headed controls and marbrex walls with glazed screen. Low-level WC unit with wash hand basin and cupboard and shelf below. Recessed shelving. Radiator. High-quality flooring. Access to eaves storage with Worcester gas fire central heating boiler.

EXTERIOR

Front gardens of a very good size, almost completely laid to gravel ideal for parking for 5/6 cars with stone path to side access. Outside charging point, tap and security lighting.

Rear gardens being 160' in length, South Westerly backing and beautifully landscaped with large area of stone paved terrace opening to gravel path that runs to the end incorporating second and third areas of gravel terrace, one with timber framed and roof pergola, large area of lawns with mature hedges. Silverbirch tree. Backing onto Plock Court. Outbuildings include:-

LARGE WORKSHOP 22' 0" x 10' 0" (6.70m x 3.05m)

Power and light. Double doors to the front. Door to the side with window.

GARDEN/STORE/HOME OFFICE 6' 0" x 10' 6" (1.83m x 3.20m)

Door. Window and light.

AGENTS NOTE

EPC: C-69

COUNCIL TAX: C

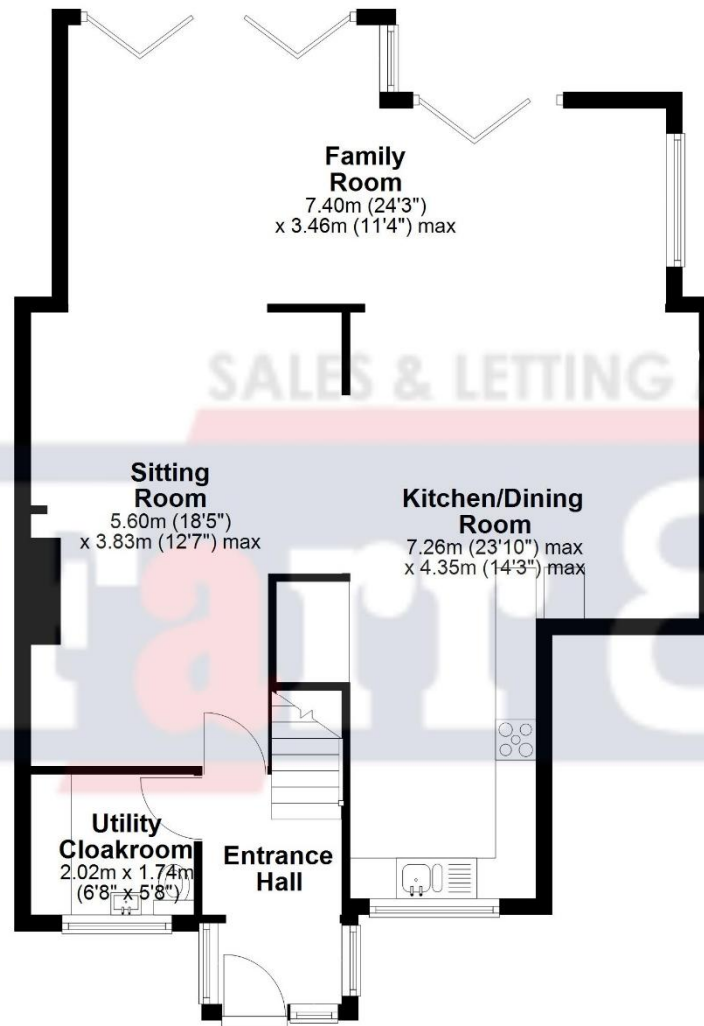
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





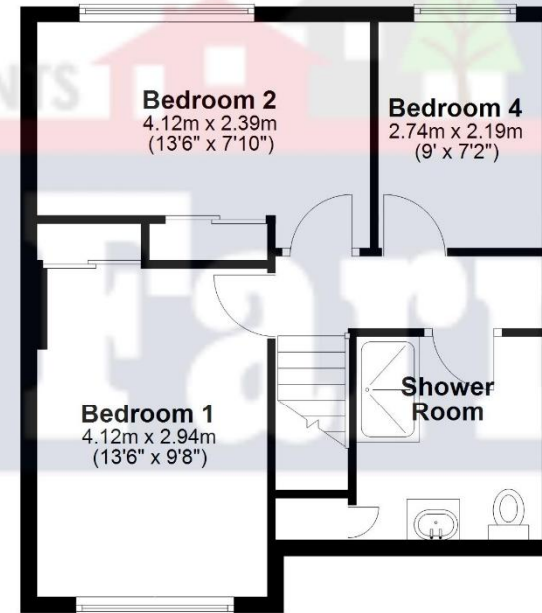
Ground Floor

Approx. 77.0 sq. metres (828.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 120.0 sq. metres (1291.3 sq. feet)

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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