



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

Offers in Excess of £675,000



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Gloucester, Gloucestershire, GL2
9HS**

O.I.E.O £675,000

****A LOVELY 1930'S DETACHED FAMILY HOUSE
THAT HAS BEEN SIGNIFICANTLY EXTENDED TO
THE REAR AND ENJOYS DELIGHTFUL PRIVATE
WESTERLY BACKING LANDSCAPED GARDENS****

Oxstalls Lane is a very popular treelined residential
road just over 1 mile to the East of Gloucester city
centre. Some of the area's most sought after schools
are close by, the university is on the doorstep and
access to Cheltenham and the M5 is only a very short
drive.

Number 119 has been significantly extended and
tastefully renovated to the rear to both storeys giving
very practical family accommodation. All four
bedrooms are of a good size, there is a beautifully fitted
Victorian style bathroom and en-suites to bedroom one
and four. To the ground floor there is a formal sitting
room/library to the front, a large lounge and an "L"
shaped comprehensively fitted
kitchen/breakfast/family room which overlooks and
adjoins the gardens. The property has attractive dado
rail & wainscoting in the hall, stairs and landing, and in
all three renovated bathrooms. Additionally, there is a
study, utility and cloak room. To the exterior, ample
parking to the front, a good-sized garage and quite
delightful mature landscaped westerly backing rear
gardens which enjoys the benefits of a large workshop
and self-contained studio/home office.

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ENTRANCE PORCH

UPVC double glazed front door with leaded light and bevelled glass detail.
Black, cream and red quarry tiled floor. Window to the side. UPVC double
glazed door to:-

ENTRANCE HALL

Boxed radiator. Turning staircase to landing with small understairs
cupboard.

CLOAKROOM/SHOWER ROOM

Low level WC. Victorian style wash hand basin. Corner shower cubicle with
fully panelled splashback and double headed stainless steel controls with
glazed sliding doors. Radiator/towel rail.

SITTING ROOM 15' 3" x 11' 0" (4.64m x 3.35m)

Oak stripped floor. Built-in bookcases to one wall. Bay window to the front.
Contemporary vertical radiator.

LOUNGE 25' 6" x 12' 6" (7.77m x 3.81m)

Lounge area with feature fireplace and wood burner with windows to either
side. High-quality flooring. Double radiator. TV point. Arch to:- Dining area
with double radiator. Three wall light points. High-quality flooring. Glazed
sliding doors to:-

KITCHEN/BREAKFAST/FAMILY ROOM 23' 6" x 21' 0" (7.16m x 6.40m)

"L" shaped Belfast sink set into worktops with mixer taps, cupboards and
drawers below. Wall and base units. Part tiled walls. Tiled floor. Space for
110cm cooking range with cooker hood. Plumbing for dishwasher. Space for
fridge/freezer. Inset ceiling spotlights. Arch to utility room and wide arch to
Breakfast/Family area with part valuted ceiling and two velux windows.
Inset ceiling spotlights. Further wall and base units with glass fronted
crockery cupboards. Tiled floor. Three contemporary vertical radiators.
UPVC double glaze doors to garden with wide side panels. Door to:-

STUDY 11' 0" x 5' 10" (3.35m x 1.78m)

Laminate flooring. Double radiator. Vaulted ceiling with spotlights. Views of
the garden. Door to garage.

UTILITY ROOM 9' 4" x 8' 0" (2.84m x 2.44m)

Stainless steel sink unit with cupboard below and glass cupboards above.
Worktops. Plumbing for washing machine and space for dryer.
Contemporary radiator. Two double useful full height storage cupboards.
Tiled floor. UPVC double glazed door to the side.

LANDING

Access to loft with retractable ladder. Original timber stripped flooring.
Linen cupboard.

BEDROOM 1 13' 3" x 11' 0" (4.04m x 3.35m)

Original floorboards. Complete range of three double wardrobe cupboards
with mirrored fronted doors and store cupboards above. Victorian radiator.
Two wall light points.

ENSUITE SHOWER ROOM

Corner shower with fully pannelled splashback and double headed
stainless steel controls with glazed sliding doors. Wash hand basin in
Victorian style. Low level WC. Part panelled walls. High-quality flooring.
Heated towel rail/radiator. Wall light point.

BEDROOM 2 12' 0" x 12' 0" (3.65m x 3.65m)

Laminate flooring. Windows to the side. Radiator.

BEDROOM 3 12' 6" x 9' 6" (3.81m x 2.89m)

Wood stripped floor. Radiator. Double wardrobe cupboard. Built-in
corner shelving.

BEDROOM 4 11' 4" x 9' 6" (3.45m x 2.89m)

Wood stripped floor. Radiator. Intercommunicating door from bedroom
3. Two wall light points.

ENSUITE SHOWER ROOM

Arched ensuite shower cubicle with glazed door. Marbrex walls with Mira
shower and glazed screen. Wash hand basin with tiled splashback. Inset
ceiling spotlights.

BATHROOM

Contemporary clawfoot bath. Vanity unit with Victorian wash hand
basin. Low-level WC. Part panelled walls. Polished floor. Heated towel
rail/radiator. Two wall light points. Inset ceiling spotlights.

EXTERIOR

Front garden with fence to the front and hedge border giving privacy.
Large mature tree. Predominantly laid to gravel with parking for several
cars. Rear gardens are westerly backing of 140' in length with large area
of decking. Stone and paved path with lawns. Rose Arbor divide with
arch to second area of garden, predominantly used for vegetables.
Garden shed. Outside power and light. Remote controlled awning.

WORKSHOP 14' 0" x 14' 0" (4.26m x 4.26m)

Part boarded roof. Spotlights. Window to the side and double doors to
decking. Power and light.

SUMMERHOUSE/STUDIO 17' 2" x 12' 0" (5.23m x 3.65m)

Fully insulated and WiFi equipped. Two doors and windows to two sides.
Shallow vaulted ceiling with spotlights. Part tiled walls and light.

GARAGE 16' 2" x 10' 0" (4.92m x 3.05m)

Part vaulted ceiling with inset ceiling spotlights, roller door, shelving and
light.

AGENT NOTE:

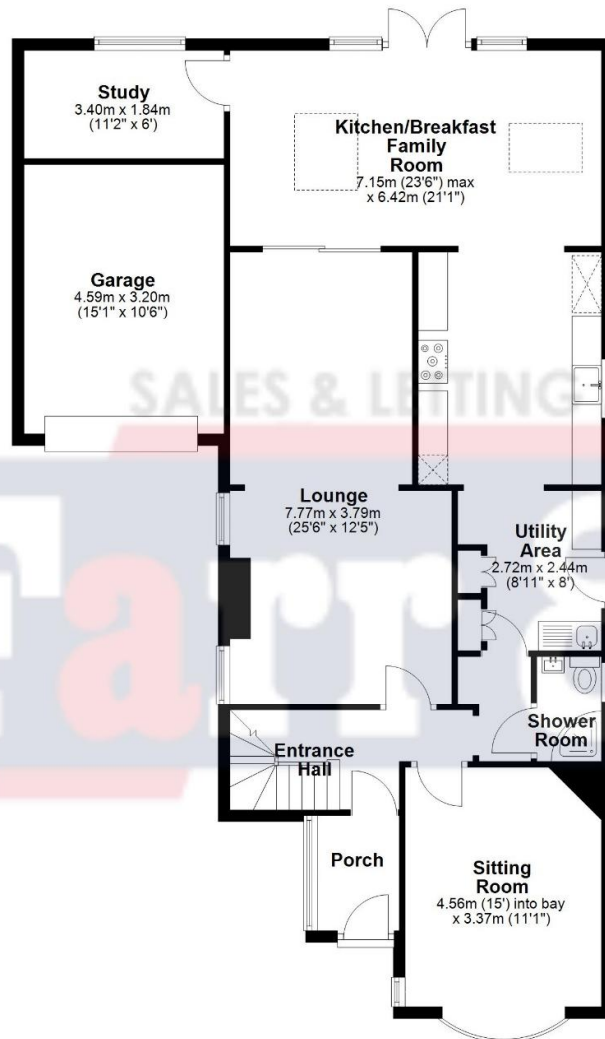
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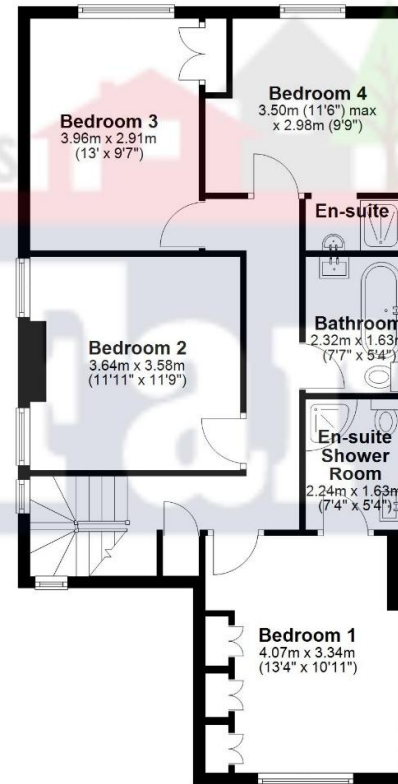
Ground Floor

Approx. 118.1 sq. metres (1271.7 sq. feet)



First Floor

Approx. 71.6 sq. metres (770.5 sq. feet)



Total area: approx. 189.7 sq. metres (2042.2 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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