



36 Byfords Road, Gloucester GL19 3EL
£599,950



36 Byfords Road, Gloucester GL19 3EL

- Detached family home in popular village location
- Five bedrooms with an en-suite to the master
- Modern kitchen with integrated appliances
- Large garden measuring approximately 160ft
- Productive vegetable patch and fruit trees backing on to farmland
- Forest of Dean District Council, £3,279.50 (2025/26)
- EPC D59

£599,950



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Porch

A practical porch with full-height glazing gives storage space for coats and shoes.

Entrance Hall

A double-glazed door leads into the entrance hall with doors leading off to the ground floor accommodation and stairs to the first floor.

Living Room

The living room has dual aspect windows with a window overlooking the front of the home and double glazed, French doors leading to the conservatory. A feature, brick-built fireplace with inset electric fire creates a lovely focal point to the room.

Conservatory

The uPVC conservatory is located off the living room and boasts glorious views over the rear garden and fields beyond. French doors give access to the garden.

Dining Room

Adjacent to the living room is the dining room with a window overlooking the rear garden and fields beyond.

Kitchen

A modern, cream gloss kitchen with laminate worktops and tiled splashback. There is a range of integrated appliances to include a full height fridge/freezer, electric single oven, induction hob with extractor fan above. A 1 ½ bowl sink with mixer taps sits below a window overlooking the rear garden. A breakfast bar with space for stools has been cleverly incorporated into the design.

Utility Room

A door from the kitchen leads to a practical utility room with plumbing for a washing machine, dishwasher and space for a further appliance. There are wall mounted storage cupboards and a



lamine worktop. A door leads out to the side of the property via an enclosed porch.

Cloakroom

A white suite comprising a WC and wash hand basin. Housing for oil fired boiler. Obscured glass window overlooking the side of the property.

Landing

The spacious landing has doors leading off to the bedrooms and access via a loft hatch to the part-boarded loft.

Master Bedroom

Overlooking the front of the home is the generously sized master bedroom with built-in wardrobes and access to the en-suite shower room.

En-Suite

A white suite comprising a corner shower cubicle with electric shower, WC and wash-hand basin.

Bedroom Two

Situated to the rear of the property with enviable views over the farmland. The room boasts built-in wardrobes spanning the depth of the room.

Bedroom Three

A good-sized double bedroom with built-in wardrobes and a window overlooking the gardens and surrounding countryside.

Bedroom Four

A double bedroom with views over the gardens and countryside beyond.

Bedroom Five

Window to front aspect.

Bathroom

An avocado suite comprising bath, wash-hand basin, WC and shower enclosure with hinged door and electric shower.

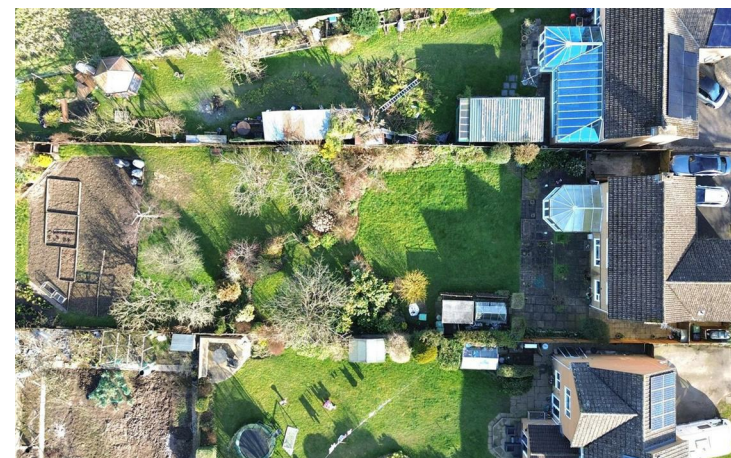
Outside

To the front of the home is a small area of grass with planted border the driveway provided parking for several vehicles leading to a good-sized garage. The garage has been plastered throughout and benefits from power and light and a personnel door accessed from the side of the home.

The large garden to the rear measures approximately 160 feet in length and has been well cared for to include a variety of established trees and shrubs. Views can be enjoyed from the ample stone patio area situated to the rear of the home. For keen gardeners there is a productive vegetable patch with raised beds and fruit trees. The garden further benefits from a greenhouse and storage shed.

Location

Huntley is a village located approximately 5 miles west of Gloucester on the A40 in



the north of the Forest of Dean. With a CE primary school providing education from 4 to 11 years, a church, a garden centre, and traditional butchers, two pubs plus a community centre and two filling stations with convenience stores. A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road.

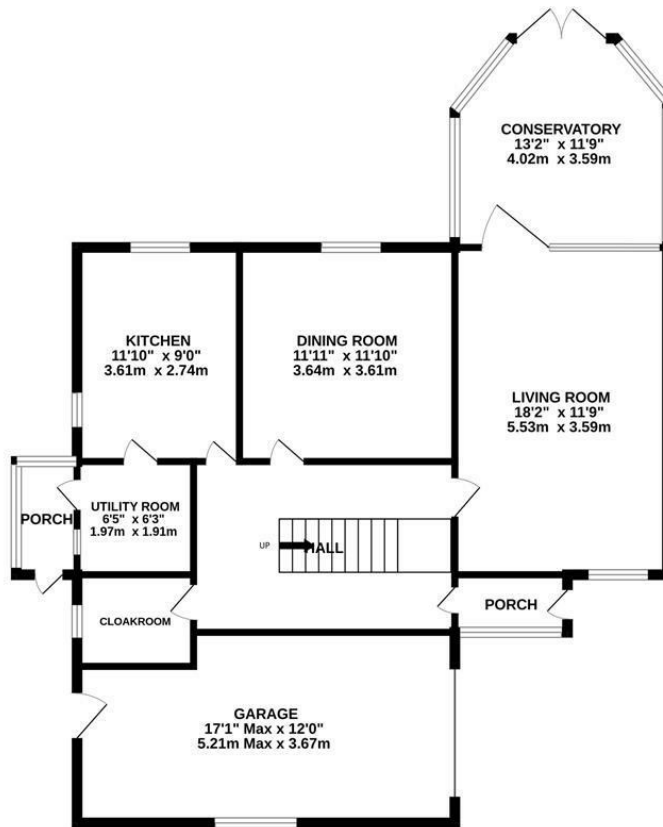
Material Information

Tenure: Freehold
Council tax band: F
Local Authority & rates: Forest of Dean District Council, £3,279.50 (2025/26)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
Broadband speed: Basic 5 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps

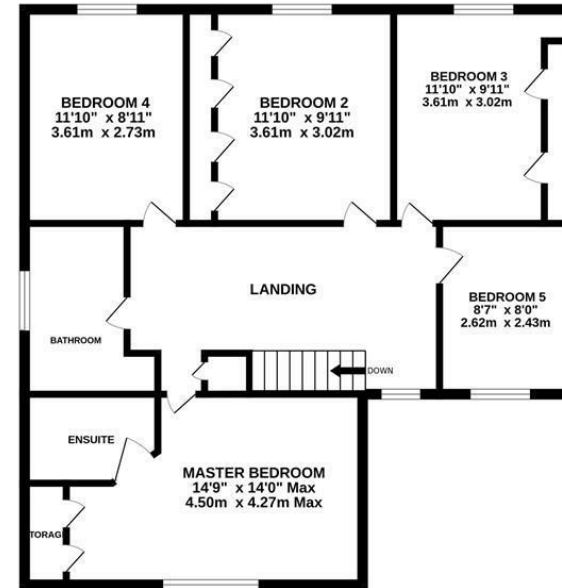
Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA: 1894 sq.ft. (176.0 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.
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