



Stormont Broom Hill
Huntley GL19 3HA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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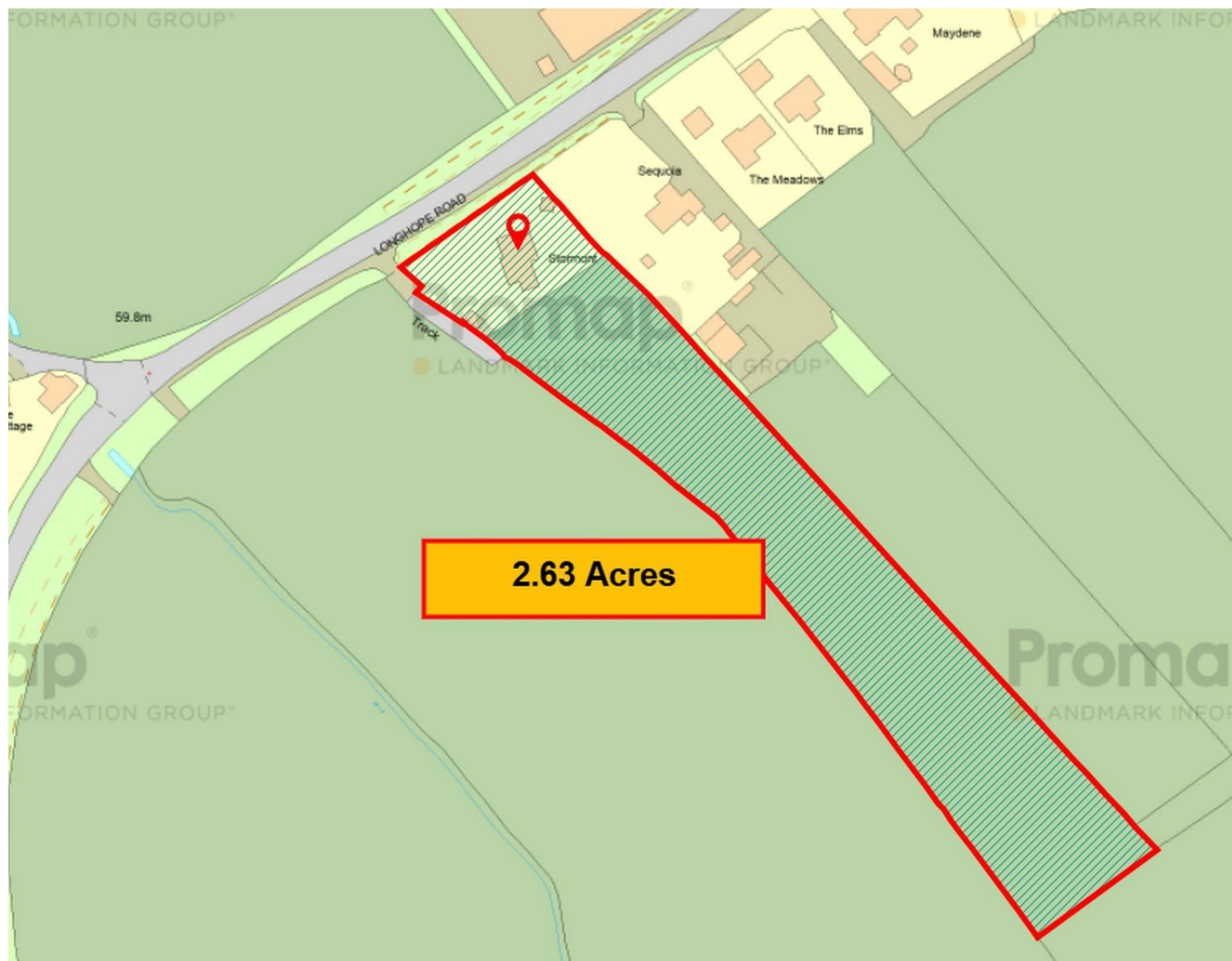
Huntley GL19 3HA

Guide Price £695,000

A RARELY AVAILABLE DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM CHARACTER PROPERTY WITH AN ABUNDANCE OF FEATURES TO INCLUDE STONE MULLION WINDOWS, SOLID OAK INTERNAL DOORS, ATTRACTIVE BAY WINDOWS, with LOVELY MATURE GARDENS AND GROUNDS, OUTBUILDINGS AND FIELD, ALL HAVING LOVELY VIEWS OVER THE SURROUNDING COUNTRYSIDE, WITH THE WHOLE PLOT MEASURING IN EXCESS OF 2.5 ACRES, all being offered with NO ONWARD CHAIN.

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Entrance via part glazed solid timber door through to:

ENTRANCE HALL

Parquet flooring, under stairs storage cupboard, radiator point (if required), stairs to the first floor, front aspect window.

CLOAKROOM

White suite with close coupled WC, wash hand basin with tiled splashback, front aspect window.

Fully glazed door through to:

LOUNGE

14'11 x 11'10 (4.55m x 3.61m)

Stone fireplace with built-in Living Flame gas fire, parquet flooring, double radiator, two side aspect windows, front aspect bay window overlooking the gardens. Opens out to:

SUN LOUNGE (L SHAPED)

23'4 x 12'11 (7.11m x 3.94m)

Two double radiators, front and rear aspect windows, fully glazed door through to the rear gardens, full height sliding patio door to the side with a lovely unspoilt outlook over the grounds onto open fields and farmland.

From the entrance hall, fully glazed door through to:

DINING ROOM

11'10 x 9'9 (3.61m x 2.97m)

Oak flooring, double radiator, opening through to:

LIVING ROOM

22'0 x 15'7 (6.71m x 4.75m)

Oak flooring, Morso clear glass wood burning stove (Norwegian Design), two double radiators, lantern roof, built-in air conditioning unit, side aspect window with stunning views over the gardens onto open fields and farmland beyond, full width window and doors through to the rear aspect with a lovely private outlook over the gardens.





FAMILY KITCHEN / BREAKFAST ROOM

19'3 x 12'2 (5.87m x 3.71m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, a range of base and wall mounted units, plumbing for dishwasher, fitted cooker hood, walk-in pantry cupboard, double radiator, free standing cooker with electric oven, four ring gas hob over, front and side aspect windows with a lovely outlook and views.

UTILITY

9'4 x 8'2 (2.84m x 2.49m)

Belfast sink unit with cupboard under, plumbing for washing machine, space for tumble dryer, tiled flooring, double radiator, side aspect window, part glazed solid timber door through to the side. Door to:

GROUND FLOOR SHOWER ROOM

Large double shower unit with electric shower over, fully tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, heated towel rail, wall mirror, rear aspect frosted window.

FROM THE HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Airing cupboard with LPG central heating and domestic hot water boiler, slatted shelving. Access to insulated roof space.

MASTER BEDROOM

16'5 x 14'10 (5.00m x 4.52m)

Double radiator, built in wardrobe with hanging rail and shelving, two rear aspect windows overlooking the gardens, superb front aspect bay window overlooking the front.

BEDROOM 2

12'0 x 10'1 (3.66m x 3.07m)

Double radiator, built-in wardrobe with hanging rail and shelving, side and rear aspect window with a lovely outlook and views.

BEDROOM 3

11'10 x 8'9 (3.61m x 2.67m)

Single radiator, built-in wardrobe with hanging rail and shelving, rear aspect window overlooking the gardens.



BATHROOM

White suite comprising of a modern panelled bath, electric shower over, tiled surround, pedestal wash hand basin, close coupled WC, heated towel rail, front aspect window overlooking the gardens.

OUTSIDE

A block paved driveway, suitable for the parking of several vehicles, leads through to the front of the house.

A wide pathway leads to the front door. The front garden has a paved patio area and outside lighting, flower borders with shrubs, bushes and trees etc. Access to the rear can be gained via either side where there is a large paved patio area, lawned area, mature shrubs, flowers, bushes and trees etc., outside lighting, outside tap, summer house (timber construction 9'6 x 9'6) with power and lighting, log store.

From the side garden, pedestrian access is gained through to the main area of land which is a lovely flowing field / paddock, with various mature trees, natural hedging boundary and having a superb outlook onto surrounding fields and farmland. There is also a separate five bar gated access into this field, if required.

The whole of the gardens and grounds are in excess of 2.5 acres.

SERVICES

Mains water and electric, septic tank, LPG heating.

Standard broadband is available at the property.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.





LOCAL AUTHORITY

Council Tax Band: F
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

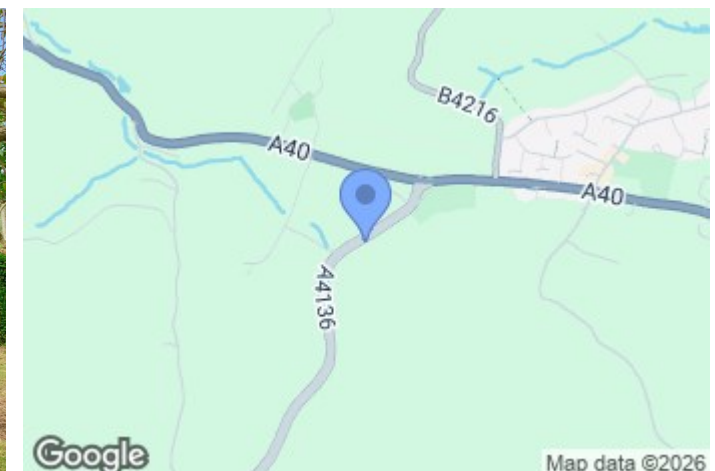
Proceed out of Newent towards Huntley. Upon reaching the A40, turn right towards Ross-On-Wye, turning immediately left at the traffic lights on the A4136 towards Longhope. Proceed along this road and the property will be found after a short distance on your left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

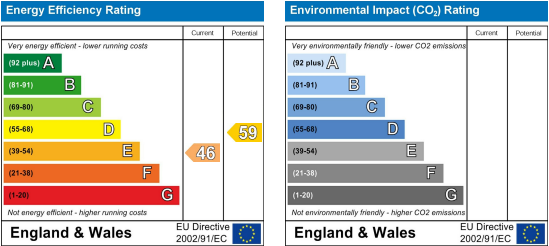


Stormont, BroomHill Huntley, Gloucester, Gloucestershire
Approximate Gross Internal Area
182 Sq M/1959 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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