FREEHOLD

Offers Over £480,000



THE REST HOUSE, ROSS ROAD, HUNTLEY, GLOUCESTER, GLOUCESTERSHIRE, GL19 3EX

- FIVE BEDROOMS (EN-SUITE TO MASTER)
- KITCHEN/DINER
- WOODLAND OUTLOOK
- AMPLE OFF ROAD PARKING
- CONVENIENT LOCATION
- THREE LARGE RECEPTION ROOMS
- POTENTIAL DUAL FAMILY ACCOMMODATION
- OIL CENTRAL HEATING
- ATTRACTIVE HERITAGE HOME
- WOULD MAKE AN IDEAL BOUTIQUE GUEST HOUSE

THE REST HOUSE, ROSS ROAD, HUNTLEY, GLOUCESTER, GLOUCESTERSHIRE, GL19 3EX

A UNIQUE AND CHARACTERFUL FIVE DOUBLE BEDROOM (ONE EN-SUITE) DETACHED PROPERTY WITH A LONG AND INTERESTING HISTORY, HAVING HAD MANY USES AND NOW A WONDERFUL FAMILY HOME. WRAP AROUND GARDENS, WOODLAND VIEWS AND AMPLE PARKING COMPLIMENT THE PROPERTY. THIS FORMER TEA ROOMS IS PERFECT FOR THOSE LOOKING FOR A GENEROUS AMOUNT OF SPACE WITH DUAL FAMILY ACCOMMODATION AND IS SET OVER TWO FLOORS WITH THREE LARGE LIVING ROOMS, KITCHEN/DINER, UTILITY & DOWNSTAIRS W.C. TO GROUND FLOOR AND FIVE DOUBLE BEDROOMS WITH BATHROOM AND EN-SUITE TO FIRST FLOOR.

Situated on the lower slopes of May Hill with wonderful walking and countryside views around, the property is also near the popular village of Huntley which includes garden centre, cafe, petrol station, cricket club, pub, village hall, butchers, golf course and sports pavillion.

The cities of Gloucester, Hereford and Worcester are within easy reach as are the spa town of Cheltenham and market towns of Ross-on-Wye and Newent.

Entrance Hall: 13' 7" x 9' 2" (4.14m x 2.79m), Radiator, stairs off, window to side, under-stairs storage cupboard.

Downstairs Cloakroom: 8' 8" x 5' 3" (2.64m x 1.60m), W.C., wash hand basin, tiled splash-backs, radiator, window to rear.

Utility room: 13' 7" x 8' 6" (4.14m x 2.59m), Fitted with base level units and worktop, sink unit, oil-fired boiler providing central heating and domestic hot water, space and plumbing for washing machine & tumble dryer, window to side.

Lounge: 24' 8" x 14' 1" (7.51m x 4.29m), Feature stone fireplace with inset multi-fuel burner, two radiators, exposed beams, windows to front and rear, French doors to outside.





Kitchen: 21' 3" x 12' 1" (6.47m x 3.68m), Wall and base level units provide ample worktop and storage space, tiled splash-backs, Rangemaster electric oven with extractor hood, sink unit, integrated dishwasher, under-counter fridge, space for American style fridge freezer, larder, radiator, windows to front and side.

Dining Room: 24' 4" x 12' 1" (7.41m x 3.68m), Open fireplace with sandstone surround, radiator, windows to side and front, access through to -

Sun Room: 22' 2" x 10' 3" (6.75m x 3.12m), Radiator, windows to side, French doors to outside.

First floor stairs to -

Landing: Access to loft, radiator, airing cupboard.

Master bedroom: 18' 6" x 14' 7" (5.63m x 4.44m), Radiators, exposed beams, windows to front and side, door to -

En-Suite: Corner shower enclosure, wash hand basin, W.C., tiled flooring, tiled splash-backs, radiator.

Bedroom Two: 12' 2" x 11' 9" (3.71m x 3.58m), Radiator, windows to side.

Bedroom Three: 15' 5" x 9' 8" (4.70m x 2.94m), Window to side, radiator.

Bedroom Four: 13' 9" x 10' 2" (4.19m x 3.10m), Radiator, window to front.

Bedroom Five: 13' 1" x 9' 9" (3.98m x 2.97m), Double wardrobe recess, exposed beams, radiator, window to side.

Bathroom: 11' 3" x 10' 2" (3.43m x 3.10m), Corner bath with Triton electric shower over, wash hand basin, W.C., radiator, windows to side and rear.

Outside: Ample outside parking and storage. To the front of the property is a large patio with covered seating and eating area, mature herbaceous planting. To the rear there is parking and storage and to the side, further parking and storage. From the property there is easy access to woodland walks and May Hill. Agent's Note: There is the possibility of purchasing an area of woodland behind the property by separate negotiation.

Services: Electricity, mains water and private drainage are connected to the property. The heating system and services where applicable, have not been tested.







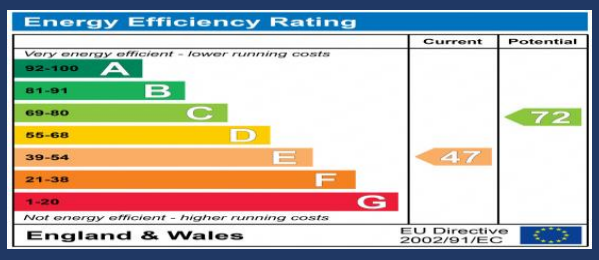


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.









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