



## 8 Oxstalls Lane, Gloucester, GL2 9HT

Asking Price £475,000

This delightful detached family home is a true gem. Boasting a striking double bay-fronted façade, the property is set on a generous plot, providing a sense of space and privacy that is hard to find. Upon entering, you are welcomed into two beautifully lit bay-fronted living rooms, offering a versatile layout perfect for both relaxation and entertaining.

The heart of the home is undoubtedly the spectacular open-plan fitted kitchen and dining/family room, which invites an abundance of natural light and creates a warm, inviting atmosphere. This space is ideal for family gatherings or casual meals, allowing you to enjoy the company of loved ones while preparing meals.

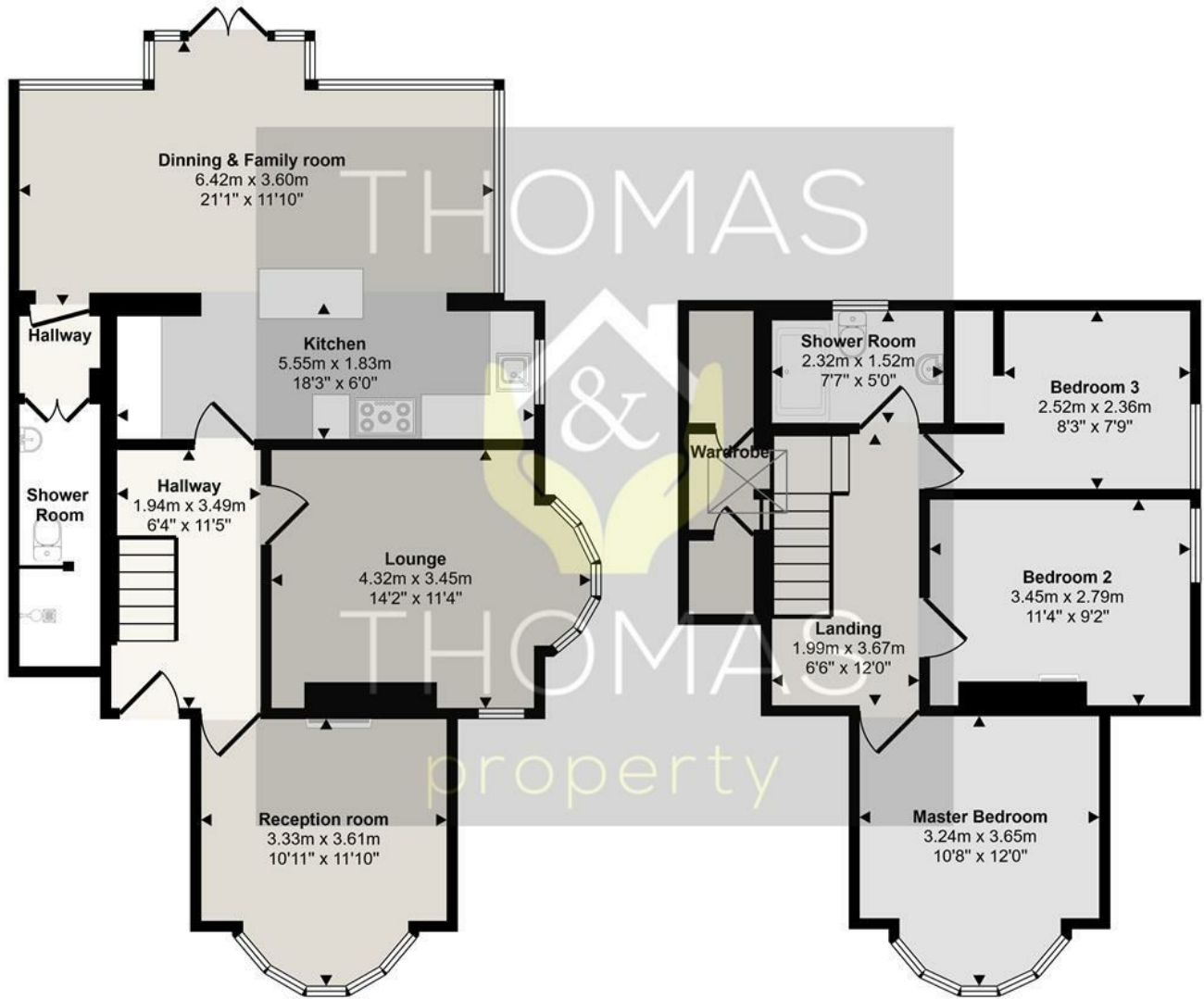
Upstairs, you will find three spacious double bedrooms, each designed to provide comfort and tranquillity. These rooms are serviced by a modern fitted shower room & down stairs shower room ensuring convenience for the whole family.

The exterior of the property is equally impressive, featuring mature gardens that burst with colour throughout the seasons. With separate seating areas that follow the sun, you can enjoy the outdoors at any time of day. Additionally, a covered outside bar offers a perfect spot for entertaining family and friends during warm summer evenings.

The gated driveway provides ample private parking, adding to the convenience of this wonderful home. This property is not just a house; it is a sanctuary for family life, combining character, comfort, and a prime location. Do not miss the opportunity to make this charming residence your own.

- Detached double bay-fronted characterful family home
- Commanding a large plot with gated driveway
- Two bay-windowed living rooms
- Spectacular open-plan fitted kitchen and dining/family room
- Mature gardens that burst with colour throughout the seasons.

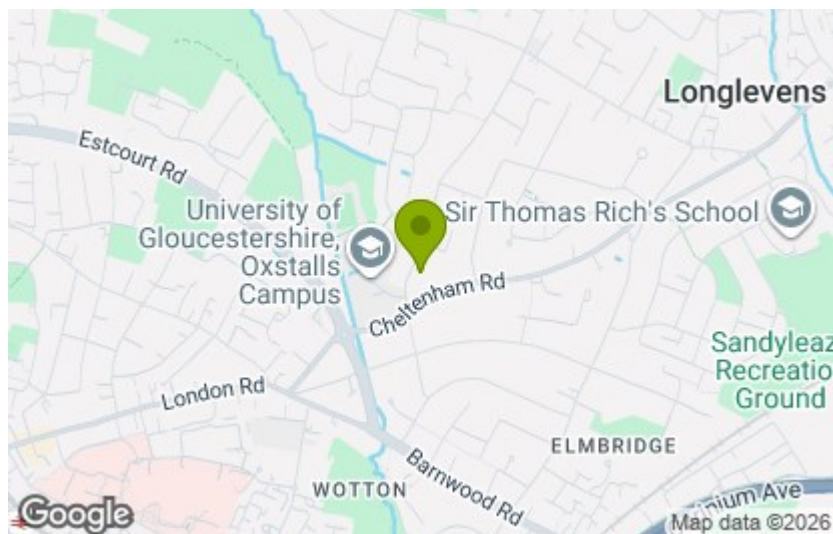
Approx Gross Internal Area  
115 sq m / 1235 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



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