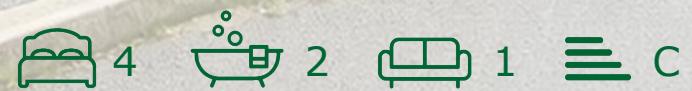




25 The Fairways  
Huntley, Gloucester, GL19 3AY

£395,000



This very well presented four bedroom family home is situated in the charming village of Huntley, this property is ideally located on the outskirts of the village, close to the local amenities.

The spacious layout is perfect for family living, offering ample room each of the four double bedrooms is generously sized.

The property is conveniently positioned within walking distance to the local amenities that Huntley has to offer, including shops, schools, and recreational facilities. This makes it an ideal choice for families seeking a community-oriented lifestyle while still enjoying easy access to the city.

**Entrance Hall**

**WC**

**Lounge**  
20'11 x 10'4 (6.38m x 3.15m)

**Kitchen/Dining Room**  
20'11 x 9'8 (6.38m x 2.95m)

**Utility**

**Bedroom 1**  
11'11 x 8'7 (3.63m x 2.62m)

**Ensuite**

**Bedroom 2**  
13'1 x 8'8 (3.99m x 2.64m)

**Bedroom 3**  
10'7 x 9'0 (3.23m x 2.74m)





**Bedroom 4**  
11'11 x 6'8 (3.63m x 2.03m)

**Bathroom**

**OUTSIDE**

The south facing enclosed rear garden is mainly laid to lawn with patio and gravelled areas, with access via rear gate which leads to parking space and garage.

**Garage (Leasehold)** Access via up and over door with parking space directly in front.

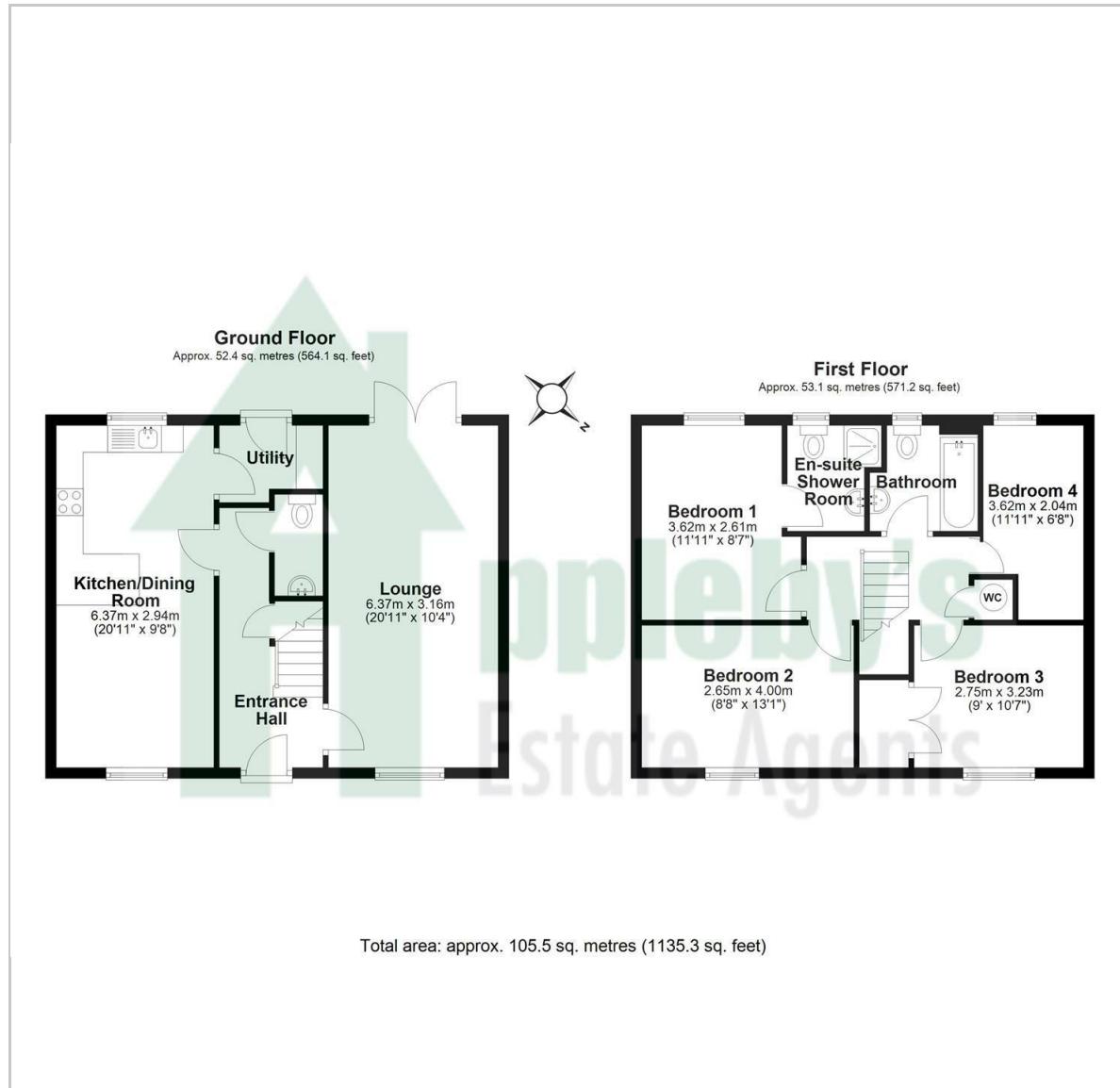
**Services**

Mains drainage, Oil.  
Forest of Dean district council tax band D

**Tenure**

Freehold

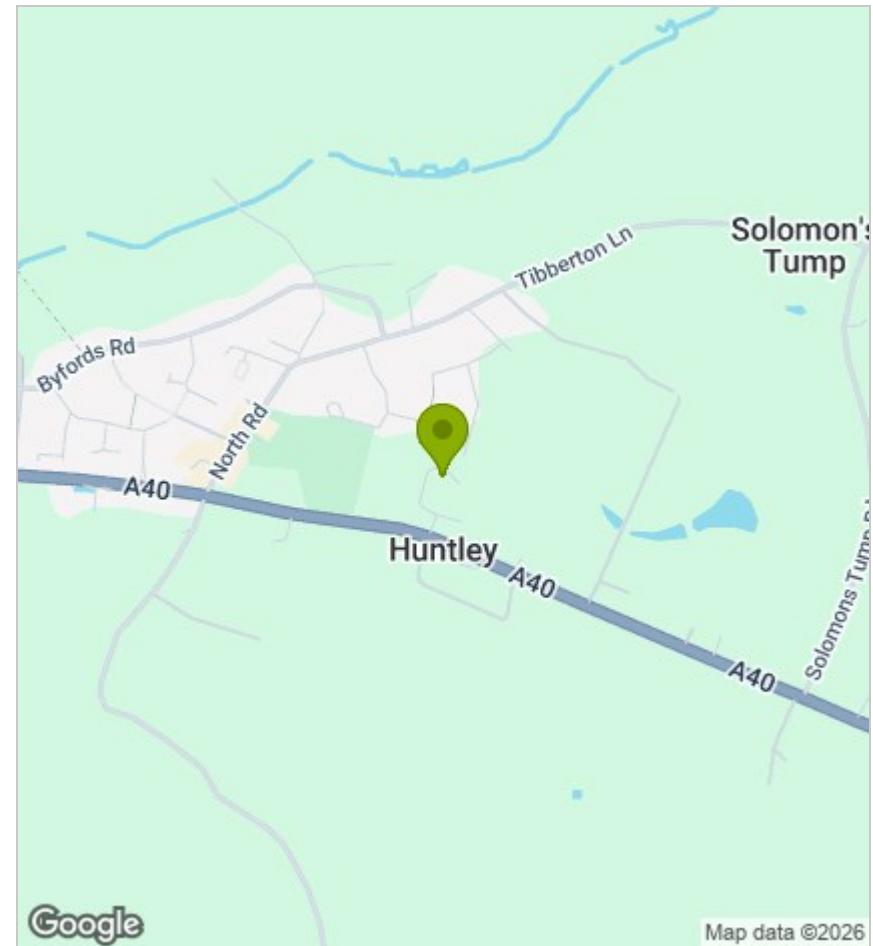
## Floor Plan



## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

