



119 Oxstalls Lane, Longlevens, Gloucester  
GL2 9HS - £660,000

**Farr & Farr** Sales & Lettings

# 119 Oxstalls Lane

Longlevens, Gloucester, GL2 9HS

A LOVELY 1930'S DETACHED FAMILY HOUSE THAT HAS BEEN SIGNIFICANTLY EXTENDED TO THE REAR AND ENJOYS DELIGHTFUL PRIVATE WESTERLY BACKING LANDSCAPED GARDENS

Oxstalls Lane is a very popular treelined residential road just over 1 mile to the East of Gloucester city centre. Some of the area's most sought after schools are close by, the university is on the doorstep and access to Cheltenham and the M5 is only a very short drive.

Number 119 has been significantly extended and tastefully renovated to the rear to both storeys giving very practical family accommodation. All four bedrooms are of a good size, there is a beautifully fitted Victorian style bathroom and en-suites to bedroom one and four. To the ground floor there is a formal sitting room/library to the front, a large lounge and an "L" shaped comprehensively fitted kitchen/breakfast/family room which overlooks and adjoins the gardens.

The property has attractive dado rail & wainscoting in the hall, stairs and landing, and in all three renovated bathrooms. Additionally, there is a study, utility and cloak room. To the exterior, ample parking to the front, a good sized garage and quite delightful mature landscaped westerly backing rear gardens which enjoys the benefits of a large workshop and self-contained studio/home office.

Council Tax band: E EPC: D

Tenure: Freehold





#### **ENTRANCE PORCH**

UPVC double glazed front door with leaded light and bevelled glass detail. Black, cream and red quarry tiled floor. Window to the side. UPVC double glazed door to:-  
**ENTRANCE HALL**

Boxed radiator. Turning staircase to landing with small understairs cupboard.

#### **CLOAKROOM/SHOWER ROOM**

Low level WC. Victorian style wash hand basin. Corner shower cubicle with fully tiled walls and double headed stainless steel controls with glazed sliding doors.

Radiator/towel rail.

#### **SITTING ROOM**

Dimensions: 15' 3" x 11' 0" (4.64m x 3.35m). Oak stripped floor. Built-in bookcases to one wall. Bay window to the front. Contemporary vertical radiator.

#### **LOUNGE**

Dimensions: 25' 6" x 12' 6" (7.77m x 3.81m). Lounge area with feature fireplace and wood burner with windows to either side. High-quality flooring. Double radiator. TV point. Arch to:- Dining area with double radiator. Three wall light points. High-quality flooring. Glazed sliding doors to:-

#### **KITCHEN/BREAKFAST/FAMILY ROOM**

Dimensions: 23' 6" x 21' 0" (7.16m x 6.40m). L" shaped Belfast sink set into worktops with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Space for 110cm cooking range with cooker hood. Plumbing for dishwasher. Space for fridge/freezer. Inset ceiling spotlights. Arch to utility room and wide arch to Breakfast/Family area with part valuted ceiling and two velux windows. Inset ceiling spotlights. Further wall and base units with glass fronted crockery cupboards. Tiled floor. Three contemporary vertical radiators. UPVC double glaze doors to garden with wide side panels. Door to:-





#### STUDY

Dimensions: 11' 0" x 5' 10" (3.35m x 1.78m). Laminate flooring. Double radiator. Vaulted ceiling with spotlights. Views of the garden. Door to garage.

#### UTILITY ROOM

Dimensions: 9' 4" x 8' 0" (2.84m x 2.44m). Stainless steel sink unit with cupboard below and glass cupboards above. Worktops. Plumbing for washing machine and space for dryer. Contemporary radiator. Two double useful full height storage cupboards. Tiled floor. UPVC double glazed door to the side.

#### LANDING

Access to loft with retractable ladder. Original timber stripped flooring. Linen cupboard.

#### BEDROOM 1

Dimensions: 13' 3" x 11' 0" (4.04m x 3.35m). Original floorboards. Complete range of three double wardrobe cupboards with mirrored fronted doors and store cupboards above. Victorian radiator. Two wall light points.

#### ENSUITE SHOWER ROOM

Corner shower with fully pannelled splashback and double headed stainless steel controls with glazed sliding doors. Wash hand basin in Victorian style. Low level WC. Part pannelled walls. High-quality flooring. Heated towel rail/radiator. Wall light point.

#### BEDROOM 2

Dimensions: 12' 0" x 12' 0" (3.65m x 3.65m). Laminate flooring. Windows to the side. Radiator.

#### BEDROOM 3

Dimensions: 12' 6" x 9' 6" (3.81m x 2.89m). Wood stripped floor. Radiator. Double wardrobe cupboard. Built-in corner shelving.

#### BEDROOM 4

Dimensions: 11' 4" x 9' 6" (3.45m x 2.89m). Wood stripped floor. Radiator. Intercommunicating door from bedroom 3. Two wall light points.



#### ENSUITE SHOWER ROOM

Arched ensuite shower cubicle with glazed door. Marbrex walls with Mira shower and glazed screen. Wash hand basin with tiled splashback. Inset ceiling spotlights.

#### BATHROOM

Contemporary clawfoot bath. Vanity unit with Victorian wash hand basin. Low-level WC. Part panelled walls. Polished floor. Heated towel rail/radiator. Two wall light points. Inset ceiling spotlights.

#### WORKSHOP

Dimensions: 14' 0" x 14' 0" (4.26m x 4.26m). Part boarded roof. Spotlights. Window to the side and double doors to decking. Power and light.

#### SUMMERHOUSE/STUDIO

Dimensions: 17' 2" x 12' 0" (5.23m x 3.65m). Fully insulated and WiFi equipped. Two doors and windows to two sides. Shallow vaulted ceiling with spotlights. Part tiled walls and light.

#### GARAGE

Dimensions: 16' 2" x 10' 0" (4.92m x 3.05m). Part vaulted ceiling with inset ceiling spotlights, roller door, shelving and light.

Front garden with fence to the front and hedge border giving privacy. Large mature tree. Predominantly laid to gravel with parking for several cars.

Rear gardens are Westerly backing of 140' in length with large area of decking. Stone and paved path with lawns. Rose Arbor divide with arch to second area of garden, predominantly used for vegetables. Garden shed. Outside power and light. Remote controlled awning.

#### Driveway

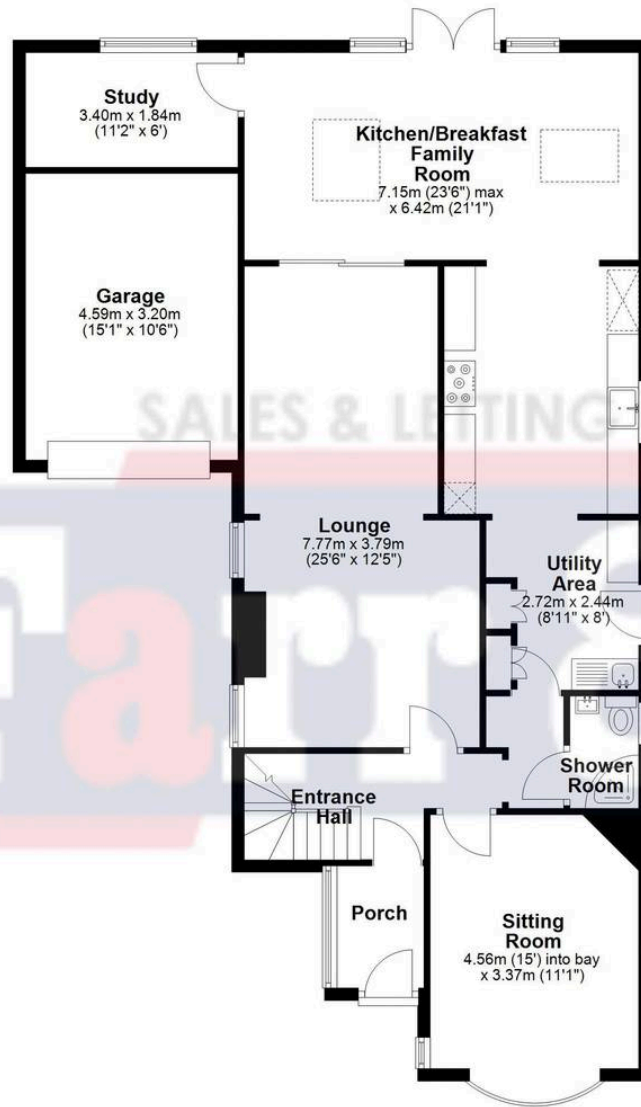
Parking for 5/6 cars





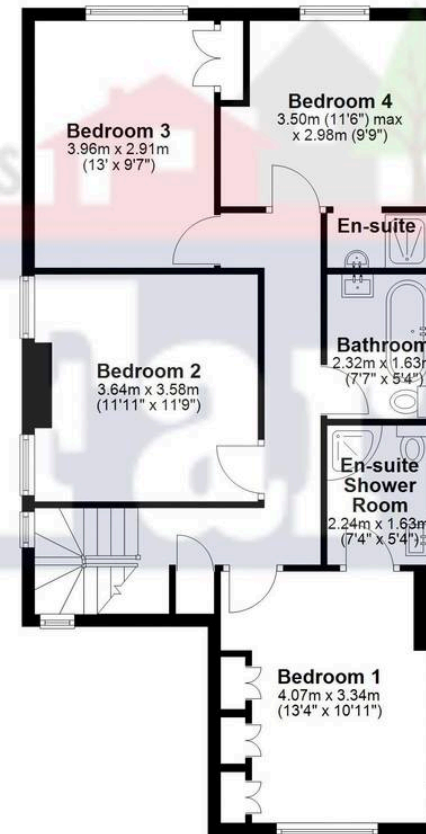
### Ground Floor

Approx. 118.1 sq. metres (1271.7 sq. feet)



### First Floor

Approx. 71.6 sq. metres (770.5 sq. feet)



Total area: approx. 189.7 sq. metres (2042.2 sq. feet)

**Farr & Farr**

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