



The Resthouse, Ross Road, Huntley, Gloucester
OIRO £525,000

5 bedroom detached house for sale | Freehold

At first glance

- 5 bedrooms (1 en-suite)
- Close to travel networks
- Low maintenance garden
- Woodland views
- Two driveways
- Spacious accommodation
- Sun room

In detail

A unique and characterful five double bedroom (1 en-suite) detached property offering two driveways providing ample parking space, wrap around gardens and lovely woodland views, situated in an ideal location close to travel networks.

This former guest house is perfect for those looking for a generous amount of space to house their budding families. It offers comfortable and useful accommodation set over two floors. Internally, the ground floor comprises; entrance hall, cloakroom, utility room, lounge, kitchen, dining room, and sun room. The first floor comprises; five bedrooms (one with en-suite) and bathroom.

Externally, there are two driveways (one either side of the property) which provide parking for multiple vehicles, there are ample seating areas and the garden wraps around the house and is low-maintenance with a variety of shrubs, plants, trees and bushes.

The popular village of Huntley offers a variety of amenities to include; garden centre, café, petrol stations, cricket club, pub, village hall, butchers, local shops and sports pavillion. It is within close proximity to Gloucester (8 miles), Cheltenham (14 miles) and Ross-on-Wye (8 miles) all which offer further amenities and opportunities.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of picturesque woodland and river walks and outdoor pursuit activities. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with further travel up the M5 towards the Midlands.

Council Tax Band: E (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank

Broadband: Gigaclear





Entrance hall

w: 9' 2" x l: 13' 7" (w: 2.79m x l: 4.14m)

Wood-effect flooring, radiator, thermostat control, stairs leading up to first floor, window to side aspect, under stairs storage cupboard, access to cloakroom, utility, dining room and lounge.

Cloakroom

w: 5' 3" x l: 8' 8" (w: 1.6m x l: 2.64m)

WC, wash hand basin, tiled splashbacks, radiator, window to rear aspect.

Utility

w: 8' 6" x l: 13' 7" (w: 2.59m x l: 4.14m)

Sink unit with drainer, fitted units at base level with worktop space, oil-fired boiler, space and plumbing for washing machine and tumble dryer, consumer unit, window to side aspect.

Lounge

w: 14' x l: 24' 8" (w: 4.27m x l: 7.52m)

Feature stone fireplace with inset multi-fuel burner, radiator, exposed ceiling beams, windows to front and rear aspects, French doors leading to the patio and gardens.

Kitchen

w: 12' x l: 21' 3" (w: 3.66m x l: 6.48m)

Fitted units at eye and base level with worktop space, tiled splash backs, Rangemaster electric oven with extractor hood, sink unit with mixer tap, integrated dishwasher, under counter fridge, space for American style fridge freezer, wood-effect vinyl flooring, pantry, radiator, windows to front and side aspects.

Dining Room

w: 12' 1" x l: 24' 4" (w: 3.68m x l: 7.42m)

Open fireplace with sandstone surround, radiator, windows to side and front aspects, access through to sun room.

Sun room

w: 10' 3" x l: 22' 2" (w: 3.12m x l: 6.76m)

Radiator, windows to side aspect, French doors leading out to the second driveway.

FIRST FLOOR:

Landing

Access to loft space, radiator, airing cupboard.

Master bedroom

w: 14' 7" x l: 18' 6" (w: 4.45m x l: 5.64m)

Radiators, exposed ceiling beams, windows to front and side aspects, access to en-suite.

En-suite

w: 5' 1" x l: 7' 4" (w: 1.55m x l: 2.24m)

Corner shower enclosure, wash hand basin, WC, tiled flooring, tiled splash backs, radiator.

Bedroom 2

w: 11' 9" x l: 12' 2" (w: 3.58m x l: 3.71m)

Radiator, windows to side aspect.

Bedroom 3

w: 9' 8" x l: 15' 5" (w: 2.95m x l: 4.7m)

Window to side aspect.

Bedroom 4

w: 10' 2" x l: 13' 9" (w: 3.1m x l: 4.19m)

Radiator, window to front aspect.

Bedroom 5



w: 9' 9" x l: 13' 1" (w: 2.97m x l: 3.99m)

Additional double wardrobe recess, exposed beams, radiator, window to side aspect.

Bathroom

w: 10' 2" x l: 11' 3" (w: 3.1m x l: 3.43m)

Corner bath with Triton electric shower over, wash hand basin, WC, radiator, windows to side and rear aspects.

Outside

To the right of the property, there is a driveway providing parking for multiple vehicles, with an outside tap and metal shed for outdoor storage. There is further storage to the rear and an oil tank. To the other side of the property, there is another driveway where there is further parking if necessary and a patio seating area. The gardens wrap around the property and are paved, with a variety of plants, shrubs, trees and flowers, and there are lovely views towards woodland. There is also an additional raised large bank area to the side.

Services

Mains water and electric connected. Oil central heating. Shared septic tank which is situated on neighbouring land.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: E

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.



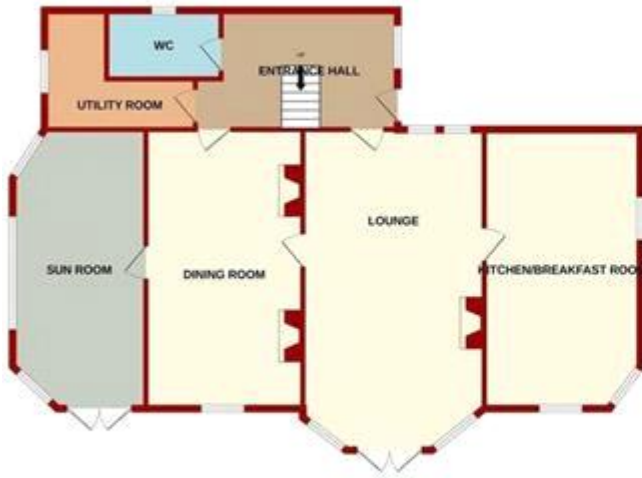
Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

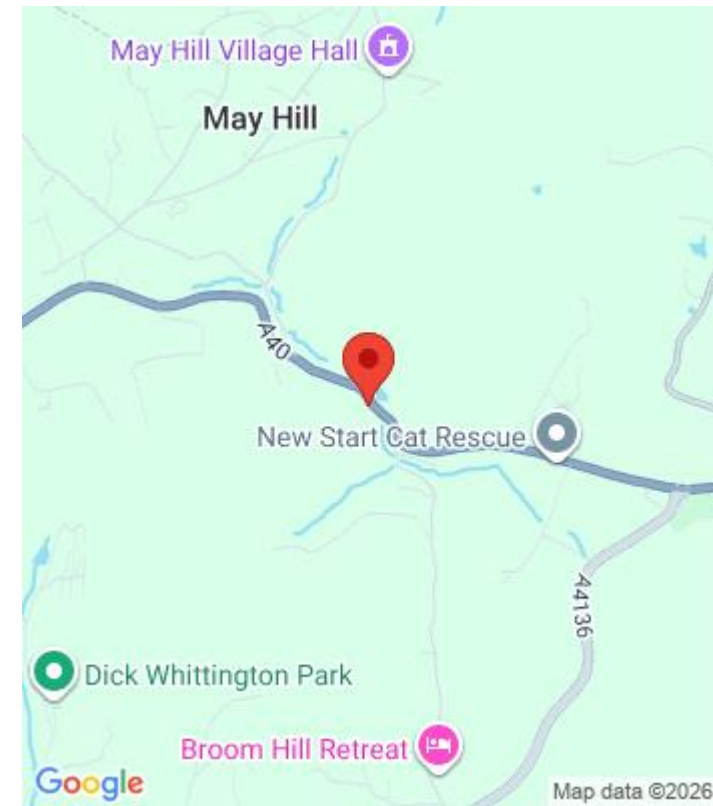
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.