



**1 The Fairways, Gloucester GL19 3AY**

**£365,000**





# 1 The Fairways, Gloucester GL19 3AY

• Detached family home • Versatile living accommodation • Parking and garage • Edge of village location • Ensuite to Master bedroom • Council tax band E • EPC

**£365,000**



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## Entrance hall

Tiled flooring, stairs to first floor and doors leading off to ground floor accommodation.

## Study

Bay style window to the front aspect.

## WC

Suite comprising WC and wash basin, frosted window to side.

## Living room

Generous space with bay style window to the front aspect and door leading through to the dining room.

## Dining room

Door leading into kitchen and double doors into conservatory.

## Conservatory

UPVC and brick construction with double doors leading out to rear garden.

## Kitchen

A range of base and eye level cupboards and drawer units with worktops. Stainless steel, single drainer sink unit, built in electric oven with hob and extractor hood over, integrated dishwasher and fridge/freezer. Tiled flooring, double doors to rear garden, window to rear, access to understairs storage cupboard and opening to utility room.

## Utility room

Storage units, sink with plumbing for washing machine under. Door to side.

## First floor landing

Access to loft space, airing cupboard and doors leading off.

## Bedroom one

A generous room with recess for wardrobe and window to front aspect.

## Ensuite shower room

Suite comprising shower enclosure with direct feed shower, WC and wash basin. Frosted window to front aspect.

## Bedroom two

Recess space for wardrobe and front aspect window.

## Bedroom three

Window to rear aspect.

## Bedroom four

Window to rear.

## Family bathroom

White suite comprising bath with shower attachment over, WC, wash basin and frosted window to rear aspect.

## Outside

Path leads to the front door. To the rear of the home is a parking space and single garage which has an up and over door. The rear garden is mainly laid to lawn and is currently a blank canvas for someone to put their own stamp on.

## Location

The village of Huntley is located around 7 miles west of Gloucester, on the northern edge of the Forest of Dean. Within a rural position Huntley benefits good travel links, primary school, butchers, village pub and garage. Providing the idea location for those looking for a village lifestyle within a short commute of city amenities.

## Material information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council, £2774.95 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

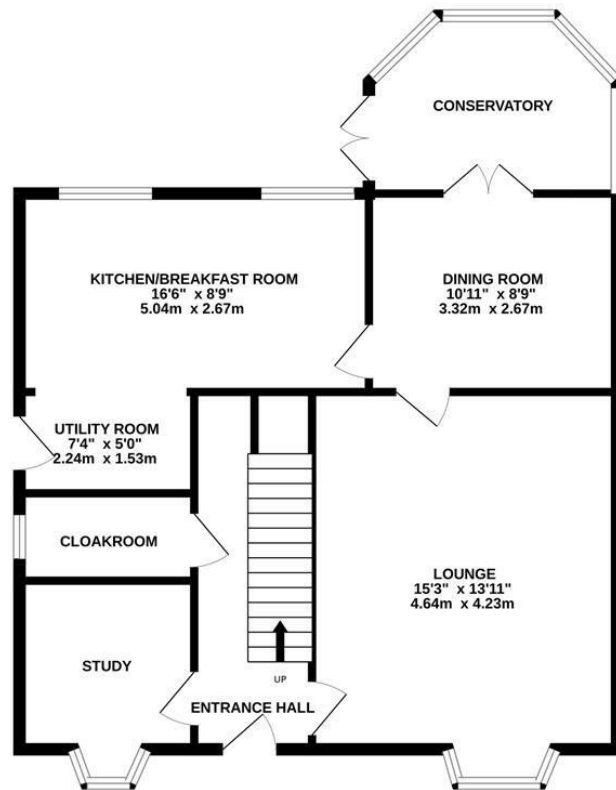
Heating: Oil fired central heating

Broadband speed: Basic 5 Mbps, Superfast 73 Mbps, Ultrafast 1000 Mbps

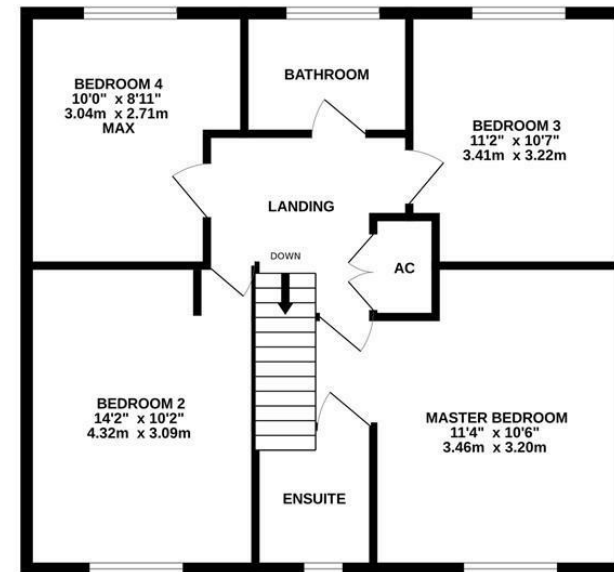
Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



