Le Grand Bungalow Ross Road, Huntley GL19 3EU

£550,000

naylor powell

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• Detached bungalow with eco credentials • Air source heat pump providing underfloor heating • Rain water harvesting system and mechanical ventilation with heat recovery system • South facing garden with outlook and views over village cricket green • Spacious and versatile accommodation • Ample off road parking plus garage • EPC C75 • Forest of Dean District Council tax band E - £2903.56 2026/27) Freehold

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Entrance Hall

Generous hallway with handy storage cupboard which also houses the underfloor heating manifolds and controls. Doors lead off to the accommodation.

Open Plan Living Space

A large, open plan living space which is airy and bright due to dual aspect windows and tri folding doors at the rear allowing in an abundance of natural light whilst showcasing a great outlook over the village cricket ground beyond the garden. The room offers flexibility in it's layout with many options and configurations with furniture. The well appointed kitchen area has a range of base cupboard units with worktops, sink unit and space for appliances. A superb family space and ideal for entertaining.

Bedroom One

A generous sized bedroom with fitted wardrobes, double doors out to the garden and archway opening into the shower room.

Ensuite Shower Room

Modern suite with shower enclosure, WC and vanity wash basin. There is a frosted window to the side aspect.

Bedroom Two

Double room with fitted wardrobes and window to the side aspect.

Bedroom Three

Double room with fitted wardrobes and window to the side aspect.

Sitting Room/Bedroom Four

A versatile space ideal as further sitting room or additional bedroom with folding doors to the front aspect, access into the workshop and door into utility. There is potential to use this area as an annexe.

Utility Room
Housing the hot water system, space for appliances and good general storage area with scope to be utilised within an annexe type of setup.

Family Bathroom
Modern white suite comprising bath with direct feed shower over, WC, twin sink wash basin unit, frosted window to front aspect.

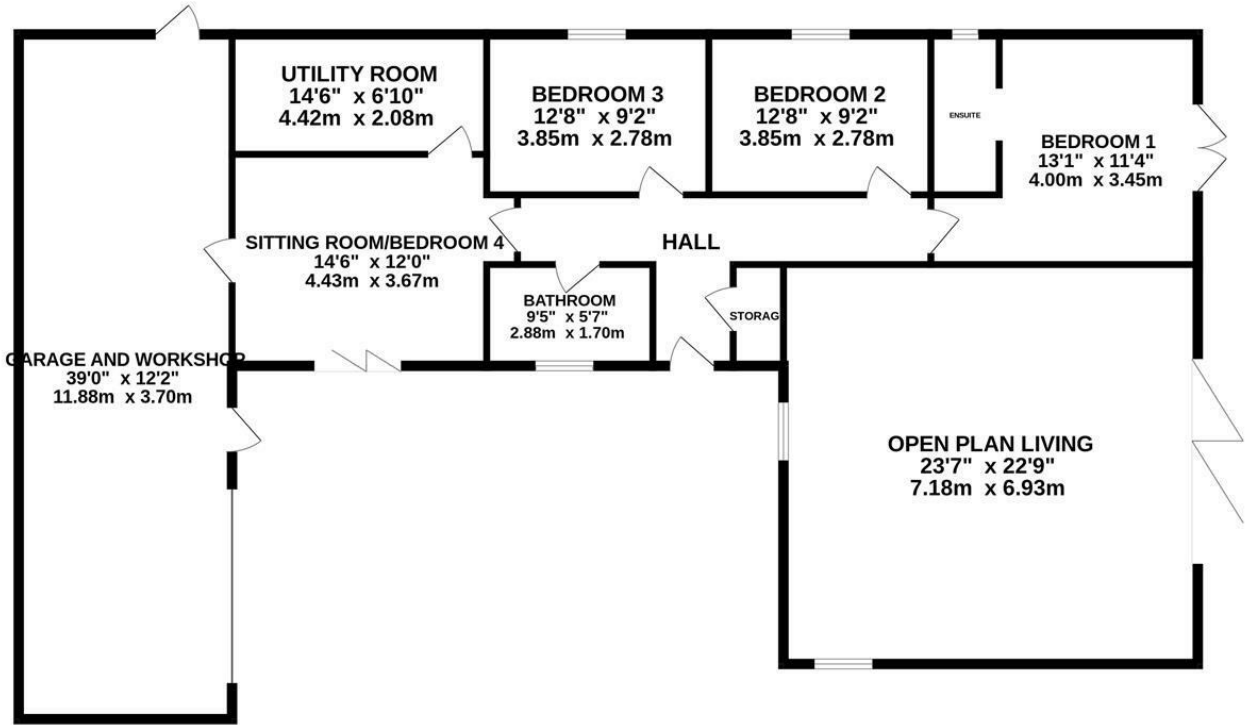
Garage/Workshop
A versatile and practical timber built space with power and lighting, up and over garage door, personal doors to front and side, lots of storage space and work areas.

Outside
To the front of the property is a paved driveway with parking for several vehicles which leads to garage and further gravelled parking area. There is also a lean to covered car port and outdoor tap. Gated side access leads around to the rear garden which boasts decked patio area off the living room with small pond and path ways leading off, an expanse of lawn, various trees and shrubs. The outlook at the rear is unspoilt over the village cricket pitch and towards the countryside beyond.

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, £2,924.63 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Air source heat pump (underfloor heating)
Mechanical ventilation with heat recovery system (MVHR)
Solar panels for hot water
Rain water harvesting system
Broadband speed: Basic 2mb (ADSL) Superfast (FTTC)44mb Ultrafast (FTTP) 1000mb
Mobile phone coverage: EE, Vodaphone, Three, O2

GROUND 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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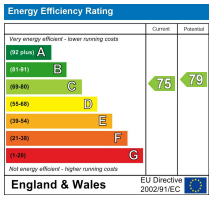

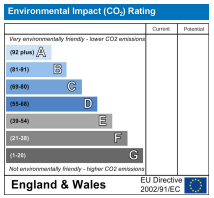

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