



The New House, Elliots Farm Newent Lane, Gloucester GL19 3HH
£499,950



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- Enviaable views across Gloucestershire • Flexible living accommodation throughout • Potential to extend and improve • Popular rural location • Ample off road parking and garge • EPC F22

£499,950

Accommodation

Upon entering the property you are welcomed by the hallway which in turn leads to both kitchen and one of the two reception rooms. Offering a range of uses, this reception room is an ideal space for study, play room or such like. From here, internal access to the garage can be found along side access to the second reception room. Currently used as the main living area, the second reception room offers a great size and benefits from an open fire place giving a cosy feel in the winter months. The kitchen/dining room benefits from having dual aspect views and offers a social area with space for a dining table alongside ample storage in a range of floor and wall mounted Shaker style units with space for appliances. Further storage and can be found in the utility room alongside plumbing for washing machine and tumble dryer. Completing downstairs is the sun room which boasts enviable views across farmland towards Gloucester, Cheltenham and Cleeve Hill.

Upstairs offers three double bedrooms all benefitting from views over the neighbouring farmland. The family bathroom offers a cyan coloured finished with WC, wash hand basin and bath with mixer tap and shower head. The second bedroom has a door granting access to storage space over the garage allowing further potential to extend.

Outside

The property benefits from a tarmacadam drive with

space for multiple vehicle's and wrap around garden, mainly laid to lawn with a variety of shrubs and bushes. A further additional parcel of garden can be found a very short walk from the property which measures approx 110ft x 72ft (33m x 22m)

Location

Huntley is a village located 7 miles west of Gloucester on the A40 in the north of the Forest of Dean.

With a C of E Primary School providing education from 4 to 11 years, church, garden centre, traditional butchers and a garage with shop and filling station. There is an active football and cricket club which was founded in 1874.

Local Authority, Services & Tenure

Freehold

Mains water and electricity, septic tank, gas LPG

Forest of Dean District Council - Tax Band D - £1,868.33

Agency Note : Neighbouring property has right of access across drive to their land

Directions

From our office, continue along the High Street and take a right onto Culver Street. Follow this road onto Newent Lane and continue for approximately three miles. After three miles you will come to a sign which says 'Elliots Farm' on your left. Take this left and the property will be on your left.



1 High Street, Newent, GL18 1AN

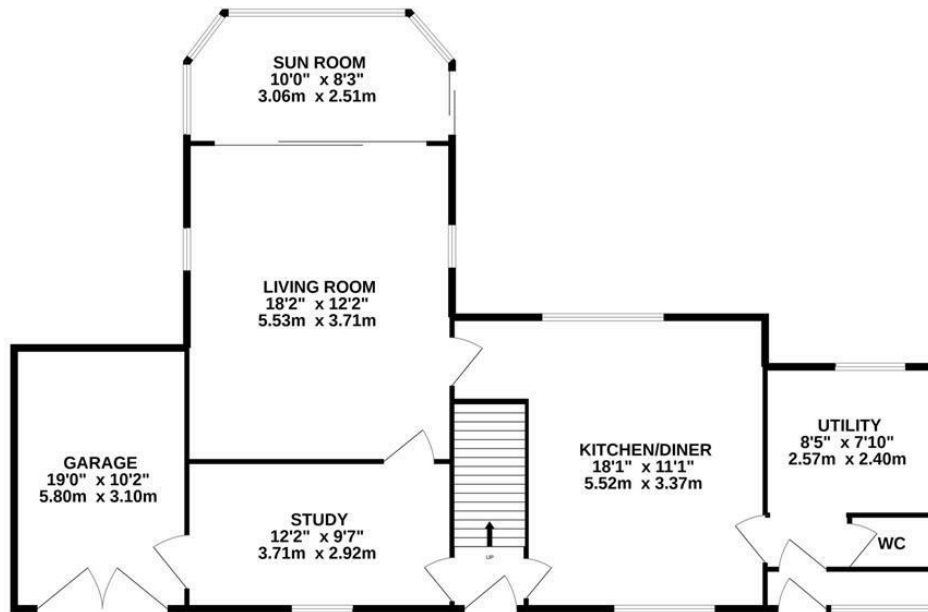
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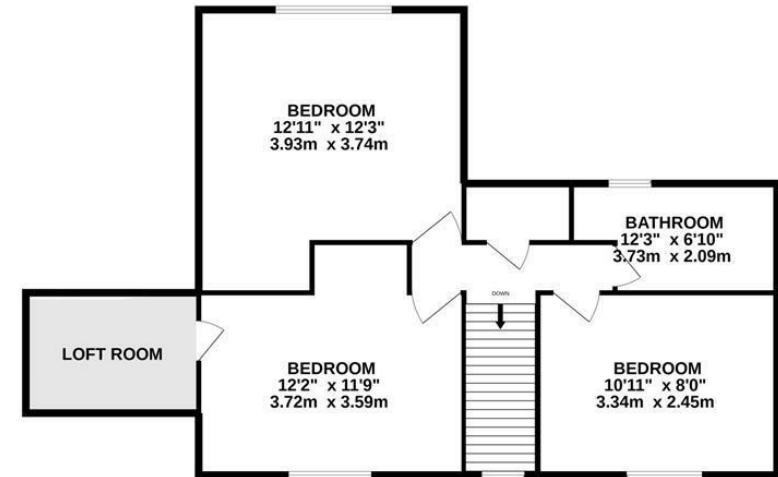
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GROUND FLOOR



1ST FLOOR



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