



**28 Byfords Close, Huntley GL19 3SA**  
**£525,000**



## 28 Byfords Close, Huntley GL19 3SA

• Rarely available five bedroom detached family home • Extended and spacious accommodation • Double garage and ample parking • Cul de sac location • NO CHAIN • Forest of Dean District Council. Tax Band D - (£2774.95 2025/26) • EPC tbc

**£525,000**

### Entrance Hall

Via front door, cloaks/storage cupboard, stairs to first floor and doors leading off.

### WC

White suite comprising WC and wash basin. Frosted window to side aspect.

### Living Room

A generous room with large window to front aspect, feature fireplace with inset electric stove and an archway opening into dining area.

### Dining Room

Access to and from kitchen and sliding patio doors to the rear.

### Kitchen/Breakfast Room

Well appointed kitchen with a range of base and wall mounted storage cupboards, one and a half bowl stainless steel sink unit, built in appliances to include dishwasher, fridge/freezer,

double electric oven with hob over. There is an opening that leads into the family room and a door to and from the hallway.

### Family Room

A light and bright space with window to the rear and sliding doors out to the patio. Feature fireplace with inset woodburning stove.

### Utility Room

Practical room with further storage, sink unit and door to side giving access to garden.

### First Floor Landing

Window to the side aspect, airing cupboard, access to loft space and doors leading off.

### Bedroom One

A range of fitted and built in wardrobes and furniture, window to rear aspect



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overlooking the garden and access to ensuite.

### **Ensuite Shower Room**

Shower enclosure with electric Mira shower unit, WC and wash basin. Frosted window to side aspect.

### **Bedroom Two**

A range of built in wardrobes and storage. Window to front aspect.

### **Bedroom Three**

Window to rear aspect.

### **Bedroom Four**

Over stair storage cupboard, built in wardrobe and window to front aspect.

### **Bedroom Five**

Currently used as an office with window to side aspect.

### **Family Bathroom**

White suite comprising bath with electric shower over, WC and wash basin, plus shaver point and light.

### **Outside**

To the front of the property is a block paved driveway with parking for 3 vehicles. This leads to large double garage (external measurement 5.28m x 4.32m) accessed via up and over door with pedestrian door on side. The front garden is mainly laid to lawn with

gravelled edge border. Gated side access leads around to the Southerly facing rear garden which boasts patio areas, an expanse of lawn, mature beds and borders, garden pond, greenhouse, summer house, children's Wendy house and is all enclosed by fencing with gated access at the rear.

### **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

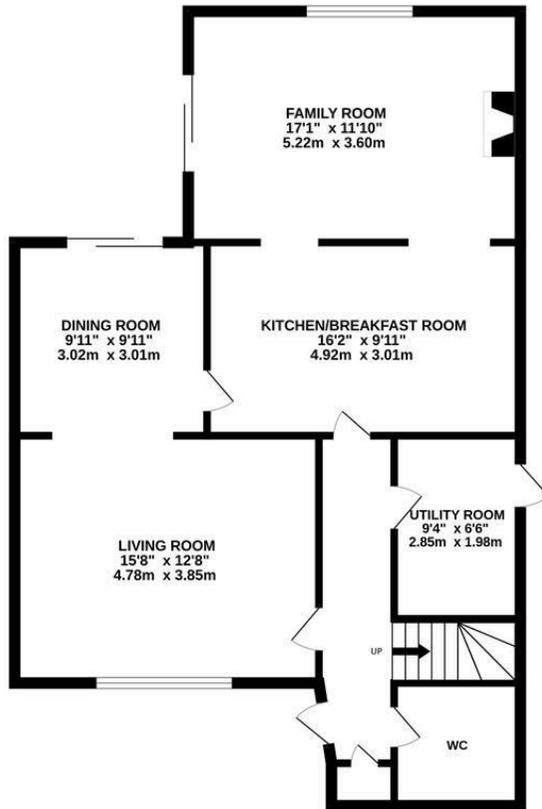
Broadband speed: Basic 2mb (ADSL)  
Superfast (FTTC) 44mb  
Ultrafast (FTTP) 1000mb

Mobile phone coverage: EE, Vodafone, Three, O2

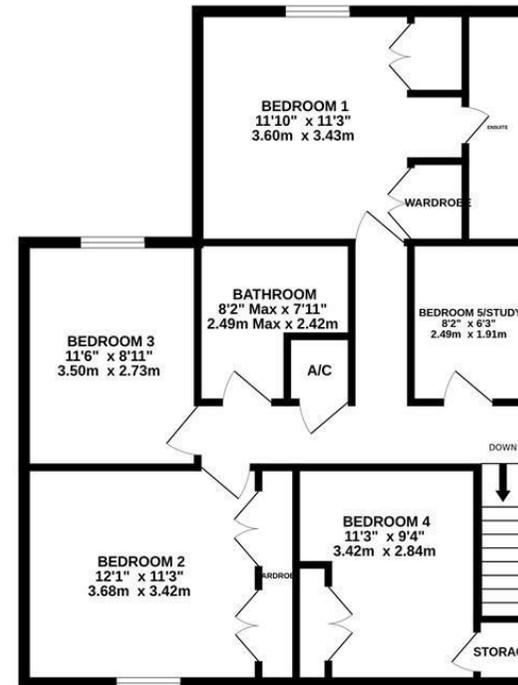




GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.

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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