



23 Oak Way, Huntley GL19 3SD
Guide Price £399,950



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- Detached family home
- Immaculately presented
- Master suite with en-suite and dressing room
- Private garden
- EPC D64



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

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Accommodation

The front door is under a canopy porch and leads into the entrance hall which has tiled flooring and stairs to the first floor. A door leads into the living room which has recess for entertainment systems and window to the front aspect. From here a door opens into the fantastic, open plan kitchen/diner which is well appointed with a central island with hob and extractor hood over, built in appliances to include a dishwasher, oven, microwave and wine cooler. There is window to the rear and double doors leading out to the garden. There is a good sized storage cupboard and a door to the inner hall where there is access to the handy WC and an internal door to garage.

To the first floor are three double bedrooms and a family bathroom. The master bedroom suite boasts a fantastic dressing room with fitted wardrobes and a stylish en-suite shower room.

Outside

To the front of the home is a driveway with parking for two vehicles which leads to single garage which is accessed via up and over door. Gated side access leads around to the rear garden which has a good sized Indian Slate patio area ideal for alfresco dining. There is also an area laid to lawn and large garden shed. The garden is all enclosed by fencing.

Location

Huntley is a village located 7 miles west of Gloucester on the A40 in the north of the Forest of Dean. With a CE primary school providing education from 4 to 11 years, church, garden centre and traditional butchers, plus a filling station.

A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road and runs an annual Beer Festival in the summer.



Tenure, Services and Local Authority

Freehold

Mains water, drainage and electricity are connected to the property. Oil fired central heating.

Forest of Dean District Council Tax Band D (£1974.35 2022/23)

Please note that since EPC report was done we are advised that LED lighting, a number of replacement windows and further loft insulation have been installed

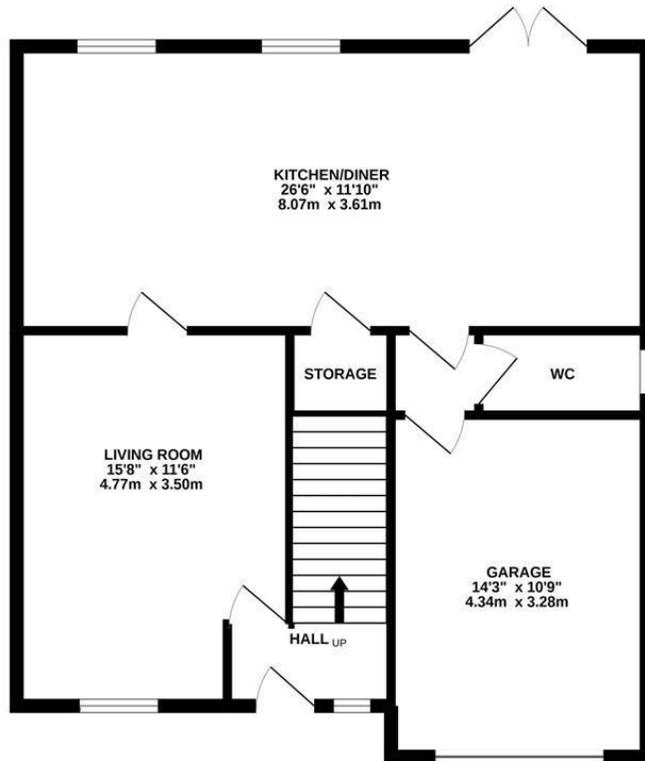
Directions

Leave Newent via Culver Street continuing onto Newent Lane (B4216) for approximately 4 miles and turn left onto Byfords Road and first right onto Oak Way and right at the fork. The property can be found on your right hand side at the end of the cul-de-sac.

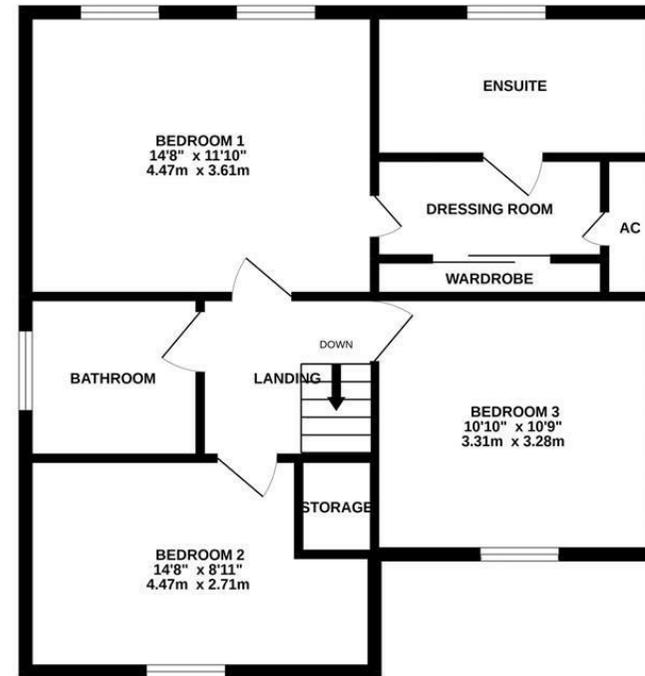




GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

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