

**Dean**  
ESTATE AGENTS



Plot 1 Old Elm Rise, Longhope, GL17 0LH  
£460,000



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\*\*\*THE SHOWHOME IS AVAILABLE TO VIEW BY APPOINTMENT 7 DAYS A WEEK, PLEASE CALL 01594 835751 TO ARRANGE A TIME.\*\*\*  
SOLD FULLY FURNISHED!!!

Located in the semi-rural village of Longhope is this collection of mostly detached homes. This home is sold fully furnished with the beautiful show home furniture.

Old Elm Rise is a contemporary, new development of 23 properties comprising of a blend of mostly detached homes with some semi-detached homes. Local developer Bell Homes has quality properties ready for viewing to include a choice of a three bedroom semi-detached houses, three bedroom detached houses and a choice of four bedroom dwellings each occupying desirable plots.

These super new homes are both contemporary in style and practical for all manner of buyers, the development blends well into the fabric of Longhope with it's historic church and buildings and of course the natural beauty of the surrounding Forest of Dean landscape.  
Old Elm Rise is a perfect retreat for those who appreciate the modern design and want to immerse themselves in the beauty of the Forest.

Viewings: All arranged and appointed through Dean Estate Agents – 01594 835751. Viewing availability via appointment 7 days a week.



Approached via composite front door into:

Entrance Hallway:

With Oak Engineered flooring, thermostat for ground floor central heating, radiator, mains consumer unit, BT point, smoke alarm and alarm control panel.

Cloakroom: 5'8" x 2'11" (1.74m x 0.89m)

W.C., wash hand basin, Upvc double glazed window, radiator.

Lounge: 19'3" x 11'2" (5.88m x 3.42m)

Dual aspect with UPVC double glazed window to the front, UPVC double glazed doors to the rear gardens, radiators, TV & BT points.

Kitchen: 23'9" x 12'0" (7.24m x 3.67m)

A stunning and well appointed kitchen comprising of base units, wall cupboards, an expanse of Quartz worktop surfaces with integrated sink and drainer, worktop counter lighting, integrated AEG electric double oven , four ring gas hob with extractor hood and light over, tiled walling, double glazed window to the side aspect, integrated fridge freezer with larder cupboard aside, further quartz worktop preparation area with lighting and wall unit above, recess ceiling lights, radiator, walk in under stairs cupboard with light and double power point ideal for cordless items.

The dining area hosts a double glazed window to the rear with patio doors to the side, radiator and recess lighting.

Utility Room: 6'11" x 5'8" (2.11m x 1.73m)

Side aspect UPVC double glazed door, radiator, Worcester Bosch gas fired combination boiler, sink unit with base unit below, plumbing for washing machine, radiator, wood effect worktops with tiled splash backs, extractor fan.

First Floor Landing: 16'6" x 6'1" (5.03m x 1.86m)

With doors to all bedrooms and bathroom, radiator, two double power points, access to loft space, built in storage cupboard.

Bedroom One: 12'2" x 10'1" (3.71m x 3.08m)

Rear aspect with double glazed window having direct views into adjoining fields, radiator, TV & BT points, thermostat for 1st floor heating control, door to dressing room with further door to the en-suite shower room.







#### Dressing Room:

7'9" x 4'11" (2.37m x 1.52m)

With two separate hanging rails and shelves, door to en-suite.

#### En-Suite Shower Room:

7'9" x 3'10" (2.37m x 1.18m)

Walk in double shower cubicle and thermostatic shower with rainfall shower head, glass shower doors, W.C., shaver point, sink unit, double glazed window, extractor fan, heated towel rail and contemporary tiled floor and walls.

#### Bedroom Two:

11'5" x 9'6" (3.50m x 2.91m)

UPVC double glazed window, radiator, TV & BT points.

#### Bedroom Three:

11'5" x 9'6" (3.49m x 2.91m)

UPVC double glazed window, radiator, TV & BT points.

#### Bedroom Four:

9'10" x 7'9" (3.02m x 2.38m)

UPVC double glazed window, radiator, TV & BT points.

#### Family Bathroom:

With patterned tiling, bath, WC, wash hand basin, shower cubicle with thermostatic shower, glass doors, shaver point, large heated towel rail, extractor fan and double glazed window.

#### Outside:

The front gardens are laid to lawn, storm porch, sensor light, shrubs, side wooden gate and path to the rear aspect and outside tap. The rear gardens offer a family patio area with lighting, lawns and a terraced upper garden with fenced boundaries.

#### Garage:

Up and over door.

#### Agents Note:

As common with most new developments, there is a development annual service charge of an estimated £425.00 per annum, payable by each property owner, per property. This covers the upkeep and repair of any communal areas such as the park.

Gas is supplied via Calor Gas tanks located underground on site, further details on the above upon viewing.



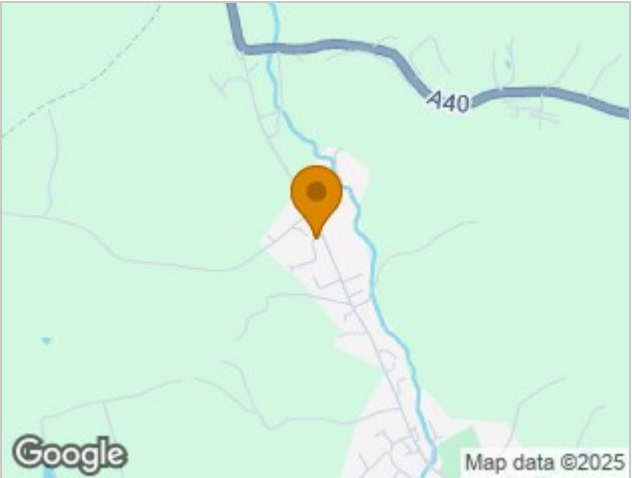




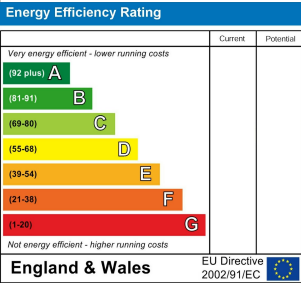
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

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