



## The Cottage Old Hill

Longhope, GL17 0PF

**£850,000**



We are delighted to introduce this exceptional detached home, set on a fantastic half-acre plot in the sought-after village of Longhope. Offering a perfect blend of modern elegance and charming character, this much-loved property has undergone a complete transformation both inside and out.

The internal living accommodation comprises of: Large entrance hallway, cloakroom, two reception rooms, utility & open plan kitchen/diner/family area. Upstairs are four bedrooms, en-suite & family bathroom. Outside space is just as impressive with an excellent size garden which is mainly laid to lawn.

Finished to an impeccable standard, the home boasts stylish interiors while retaining its warm and inviting feel, featuring log burners and other charming period touches.



**Entrance Hallway 19'1 x 17'3 (5.82m x 5.26m)**

Approached via aluminium front door with aluminium double glazed windows, two radiators, power points, recessed down lights, feature staircase leading to first floor with glass banister, doors leading off to cloakroom, utility, open plan kitchen/diner & lounge.

**Cloakroom 7'5 x 4'4 (2.26m x 1.32m)**

Modern suite comprising of low level wc & pedestal wash hand basin, partly tiled walls, extractor fan, tiled flooring, under floor heating & automatic sensor lights.

**Lounge 16'6 x 11'16 (5.03m x 3.35m)**

Upvc double glazed windows to front, herringbone flooring, feature log burner, power points.

**Utility Room 10'4 x 4'6 (3.15m x 1.37m)**

Upvc double glazed windows to both front & side, eye & base level units with solid oak work tops, Belfast sink, radiator, fuse panel, recessed down lights, built in storage, power points.

**Open Plan Kitchen/Diner/Family Room 51'3 x 19'7 (15.62m x 5.97m)****Kitchen/Diner**

Upvc double glazed windows to side, Aluminium sliding doors to rear, roof lantern with LED feature lights, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood. Built in appliances such as fridge/freezer, dishwasher, coffee machine, wine cooler & microwave, breakfast bar with storage space below, recessed down lights, tiled flooring with under floor heating, inset speakers, door to pantry, opening leading through to family area.

**Family Area**

Two Upvc double glazed windows to side, Upvc double glazed windows to rear, television point, two radiators, power points, log burner, engineered wooden flooring.

**First Floor Landing**

Upvc double glazed windows to both side & rear, Upvc double glazed door leading to a private balcony, radiator, doors to all rooms. Private balcony has a glass balustrade & composite decking.

**Bedroom 1 16'4 x 14'8 (4.98m x 4.47m)**

Upvc double glazed windows to both side & rear, two radiators, television point, power points, recessed down lights, opening to dressing area which power & lighting. Door to:

**En-Suite 9'4 x 5'11 (2.84m x 1.80m)**

Upvc frosted double glazed windows to side, walk in shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls, recessed down lights, extractor fan, heated towel rail, under floor heating.

**Bedroom 2 13'8 x 9'3 (4.17m x 2.82m)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

**Bedroom 3 11'5 x 9'5 (3.35m; 1.52m x 2.87m)**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 4 8'2 x 6'7 (2.49m x 2.01m)**

Upvc double glazed windows to side, radiator, power points, built in wardrobes.

**Bathroom 12'8 x 11'0 (3.86m x 3.35m)**

Upvc frosted double glazed windows to front, freestanding bath, walk in shower cubicle with power shower, partly tiled walls, tiled flooring, low level wc & vanity wash hand basin, recessed down lights, heated towel rail, under floor heating.

**Rear Garden**

A fantastic size rear garden which is partly paved in an elevated position with far reaching views. A larger area which is laid to lawn & a private wooden area to the rear, side access. Outbuilding - 5.16m x 3.38m (16'11 x 11'01)

**Tenure**

Freehold.

**Services**

Mains water, mains electric, LPG, drainage & under floor heating.

**Local Authority**

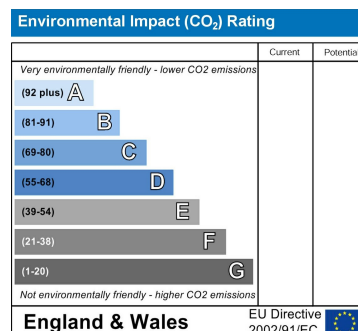
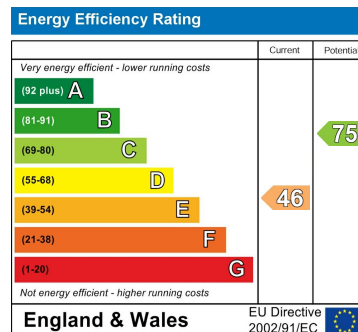
Forest Of Dean District Council - Band F

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

**Agents Note**

The property being sold is a family members of the company.



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