



*A* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE



# DISCREETLY MARKETED, GLOUCESTER, GL2 3SL

## The Property

This property is being DISCREETLY MARKETED.

We are looking for clients that are early stages of their search and have not yet put their property on the market, or you are proceedable but happy to wait for our vendors to find the right property.

If you are looking for a four-bedroom property set in a village setting with grounds of 0.3 acres, to include a wealth of character features, three reception rooms, study, dining kitchen, large utility/boot room and downstairs cloakroom, along with a selection of outbuildings, we would love to hear from you.

Set in the most beautiful location with wonderful grounds surrounding this charming detached cottage with a wealth of character throughout. The property has views to open fields.

Approach from five bar gate to a sweeping driveway with a small arbor providing a selection of mature trees. The driveway provides a wealth of parking up to a double carport, with further outbuildings and workshops attached.

Pathway leads through the garden to a delightful circular terrace complete with water feature taking centre stage. The pathway continues to the front of the cottage where you appreciate the charm of this property as you approach the front entrance, surrounded by a wonderful garden.

Internally the front door opens to a dining room with a wonderful inglenook fireplace taking centre stage with wood burner inset. A wealth of exposed beams to the ceiling. Stairs lead to the first floor.

Doors leading to the sitting room, study and kitchen. Study/home office with window looking to the grounds.

A delightful sitting room with windows to both front and rear elevations provide lovely garden views. Taking corner position, a delightful wood burner complimented by exposed beams the room has a wealth of natural light.

Fitted dining kitchen with windows to the rear looking in to the garden room and gardens beyond. Tiled flooring throughout with a range of base and wall mounted cabinets complimented by quartz-effect work tops, a freestanding range cooker in silver with ceramic hob three ovens takes center stage. Further integral appliances to include larder fridge and dishwasher. Doorway leads to Utility/Boot room.

Utility/Boot room provides incredible space, range of base and wall mounted cabinets in eggshell blue, black work tops and inset Belfast sink. Space for washing machine and further free-standing appliances with internal windows looking into the dining room and study. A further window overlooks the garden. Doors lead to the conveniently located downstairs cloakroom, and garden room.

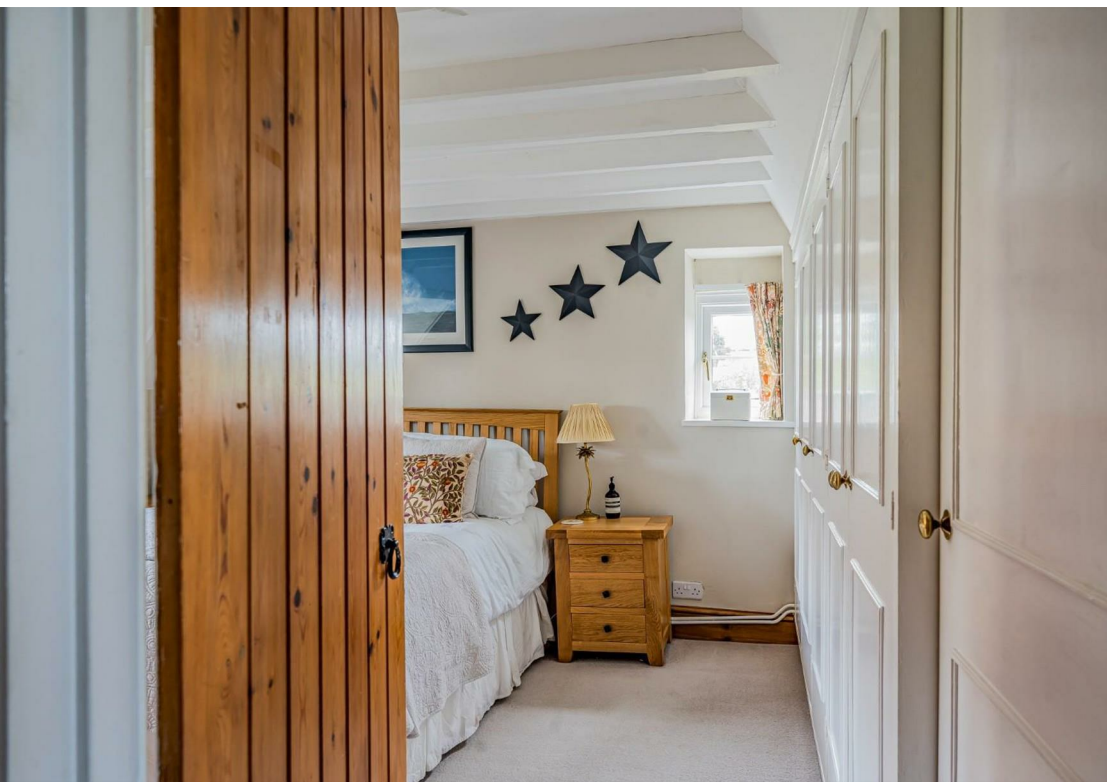
A beautiful garden room, all double glazed with lantern roof and wonderful garden views. Tiled flooring throughout and French doors to the side leading to the sun terrace and gardens. A perfect room for that relaxing Sunday afternoon with the doors open admiring the garden whilst hearing the birds in the background

To the first floor a lovely landing with doors to all bedrooms and family bathroom and access to the loft space.

Bedroom one a double bedroom with windows to side and front, includes built in wardrobes. Bedroom two a further double bedroom to the rear, window takes advantage of far-reaching views across open fields and on a clear day across to the Forest of Dean. A wealth of built in wardrobes. Bedroom three a further double room with window to the side overlooking the circular terrace. Bedroom four a single room with window to the front, and family bathroom.

Four-piece family bathroom with double shower cubicle, free standing bath, hand wash basin with vanity cupboard below, low level W.C. window looks out to the rear with stunning views across the Severn estuary and beyond.





## Outside

The approach to the property is set back from the road with a sweeping drive and five bar gate. Driveway has a small arbor to the left with a selection of mature trees and offers a wealth of parking up to a double carport, with further outbuildings and workshops attached.

The garden is separated into areas from mature hedging with a wonderful variety of mature shrubs and trees. A circular terrace with central water feature leads from the outbuildings to the main house. The grounds continue to impress as you walk to the rear to an open lawn surrounded by an incredible selection of planting.

An archway through the hedge leads to a further secret garden with a private area laid to chippings which is ideal to sit and relax, such a tranquil setting.

To the side of the house are a selection of outbuildings to include an old orangery an outbuilding currently used as a workshop and a two storey potting shed with hayloft above (ideal opportunity to create an annexe subject to the required planning permission ).

This garden is such a wonderful peaceful place perfect with so many places to sit and relax. Equally perfect for those family gatherings on a summer day relaxing over a glass of wine or two. The children can play safely and a perfect garden for hide and seek. Truly a Gem.



## Useful Information

**Tenure:** Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band F and EPC rating E



## Location

Situated immediately south-west of Gloucester. The Longney estate was purchased by Henry Smith in 1602, and the majority of the farmland and the large farms and some houses remain in the management of the Trustees of his charity.

An ancient and historic farming community which has existed undisturbed by the hustle and bustle of modern life, Longney is tucked away off the beaten track, between the River Severn and the Sharpness canal. It has uninterrupted views over undulating farmland.

There are excellent schools in the vicinity both state and private including a popular primary school. Further schools in other villages and nearby Gloucester & Stonehouse. The location provides some amazing walks in each direction.

This although in a rural setting there is lots close by to include The Anchor pub at Epney, an award-winning gelato & milk vending straight from Bar House farm at Elmore. Organic milk, yoghurt, cream and kefir from the farm half a mile away. Pick your own fruit farm at Elmore, Longney Lamb for sale in the village, and a village shop with Post Office, a café & doctors' surgery in Frampton

Longney is within 5 miles of Gloucester, so perfect for working in the city and access to the M5 motorway (Junction 12) is very straight forward north and south. Stonehouse 9 miles with railway station having a direct line to London Paddington taking around 1 hour 30 minutes and Gloucester Railway Station - 6 miles. Very convenient location for commuters.



## Directions

Available on request



## Longney, Gloucester, GL2

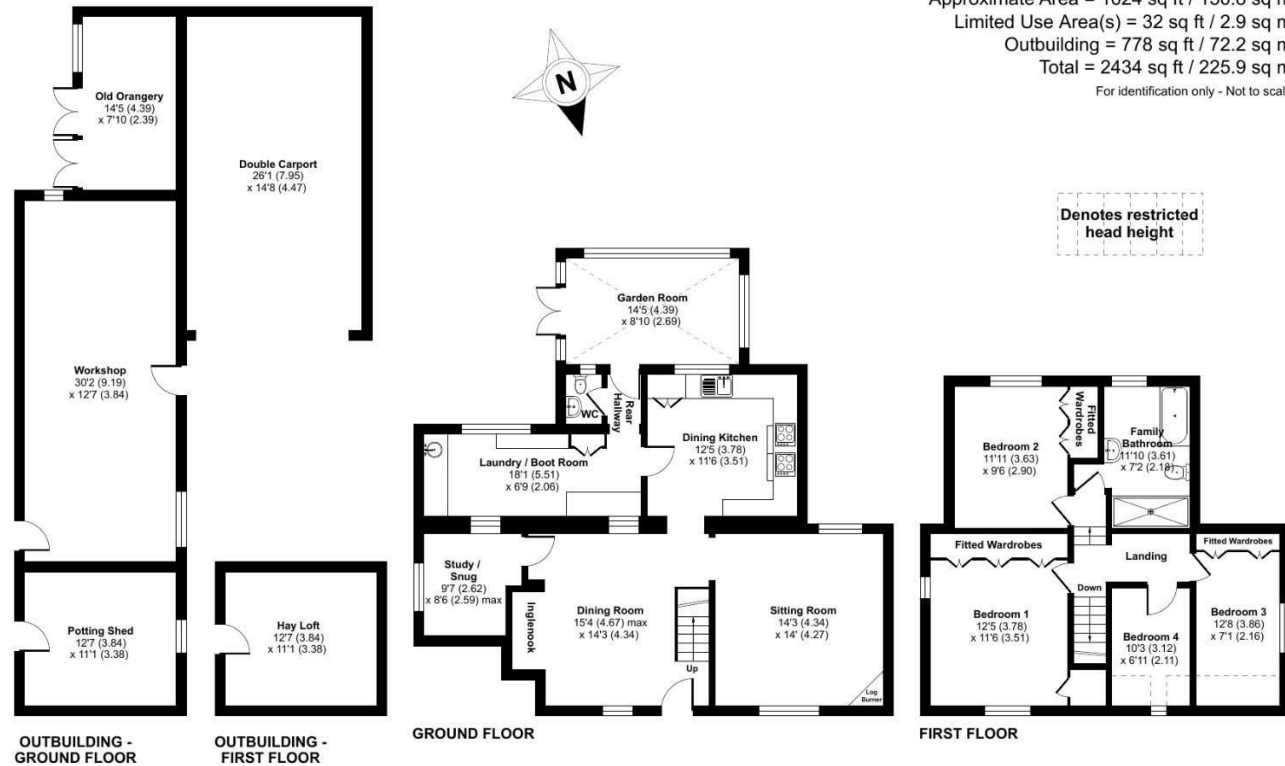
Approximate Area = 1624 sq ft / 150.8 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Outbuilding = 778 sq ft / 72.2 sq m

Total = 2434 sq ft / 225.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1175124

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(54-68) <b>D</b>			
(39-53) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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