



Magnolia House
Longhope





Magnolia House The Slad Longhope GL17

- An immaculate 3 bed detached family home in a wonderful setting in Longhope •
- Beautiful open plan kitchen and dining space • Utility room • Downstairs WC •
- Large lounge with wood burner • Lovely entrance hall • Family bathroom •
- 3 spacious bedrooms (1 ensuite) • Private rear patio and gardens •
- Beautiful countryside views • Approx 0.5 acre of land • Private parking for 4 cars •

An immaculate detached family home in the heart of the Forest of Dean

In summary, an immaculately presented, detached, three bedroom family home with a large open plan modern kitchen & dining space, utility, WC, large lounge with wood burner, 3 spacious bedrooms (1 en suite) and a family bathroom. This beautiful detached cottage has a large garden with breathtaking views and patio areas, along with private parking for up to 4 cars.

The property is situated in the sought-after village of Longhope in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Ross-On-Wye, Coleford and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer. The Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

Vendors' comments "If you are looking for a tranquil setting then look no further! We have spent many days winding down from our hectic schedules, enjoying the peace and quiet, and taking in the breathtaking countryside views surrounding the property. Everyone on the hill is so friendly and are never afraid to help each other out. We keep in touch via WhatsApp and meet up for celebrations on the hill!

Finally the woodland walks are not to be missed! We have a bear walk where you can find multiple carved bears ideal for children/grandchildren to go on a hunt, but again the views are spectacular for anyone to see!"

This immaculately presented detached house is simply stunning, and has been decorated to a very high standard throughout.

The entrance hall welcomes you into this stunning home. This wonderful hallway is bright and spacious with wooden floors, a large under-the-stairs cupboard, opaque windows creating a very light space and a lovely staircase leading you to the first floor.

The lounge is positioned off the hallway. This large room has a wood burner and surround feature. The flooring is carpeted and there are windows to the front, rear and side of the house to create a lovely relaxing room.

The open plan kitchen & dining space is located opposite the lounge via the hallway. This large open plan space has enough room for a large dining table, and bi-folding doors guiding you out to the rear private patio and gardens. This modern kitchen has an LPG oven, lots of kitchen units and worktops. There is an adjoining **utility room** which has enough room for a double fridge and washing

machine, along with worktop space for your laundry. The **downstairs WC** is accessed through the utility room.

The first floor landing is a spacious area, with enough room for a table and chair to relax. There is a large window enjoying the countryside views and the floor is carpeted. The finishings are of a very high standard and the landing leads you to the family bathroom and three bedrooms.

Bedroom 1 is located at the top of the stairs. The room looks out over the front of the house. This double bedroom is bright and light with carpeted floors and high ceilings.

The Primary bedroom is a lovely double bedroom. The two large windows look out to the front and side of the house and enjoys the wonderful countryside views. This large room has a built-in **closet** and modern **en-suite shower room**. The flooring is carpeted.

The family bathroom is a lovely modern suite with a tiled wall around the bath and an integrated rain shower with glass screen. The window attracts plenty of light and there is a large airing cupboard.

Bedroom 3 is another good size room, and looks out at the rear of the house over the garden. There is a built-in closet for storage. The room is carpeted.

The front of the house has a modern feel with a grey composite front door. The tiles along the house lead you to the driveway and to the patio area and gardens.

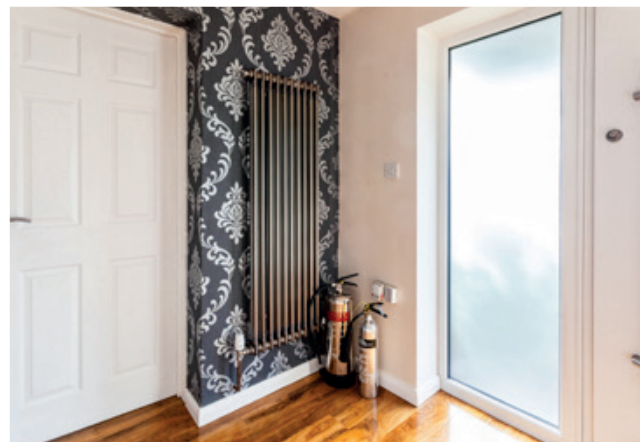
The garden is approx 0.5 acre. This comprises of lawned areas, various fruit trees. There are two sheds, a lovely patio area and terrace accessed directly from the bi-folding kitchen doors - perfect for entertaining guests. The garden guides you up through the trees to the additional parking area at the top. There are wonderful views of the surrounding countryside.

Broadband connectivity: Ultrafast Fibre.

Mobile coverage: 4G voice & data.

Council Tax: D

Tenure: Freehold.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular village of Longhope is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easily accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 8.4 MILES
GLOUCESTER - 9.6 MILES
COLEFORD - 11 MILES
LYDNEY - 13 MILES
MONMOUTH - 16 MILES
CHELTENHAM - 18 MILES
BRISTOL - 43 MILES

All distances are approximate



















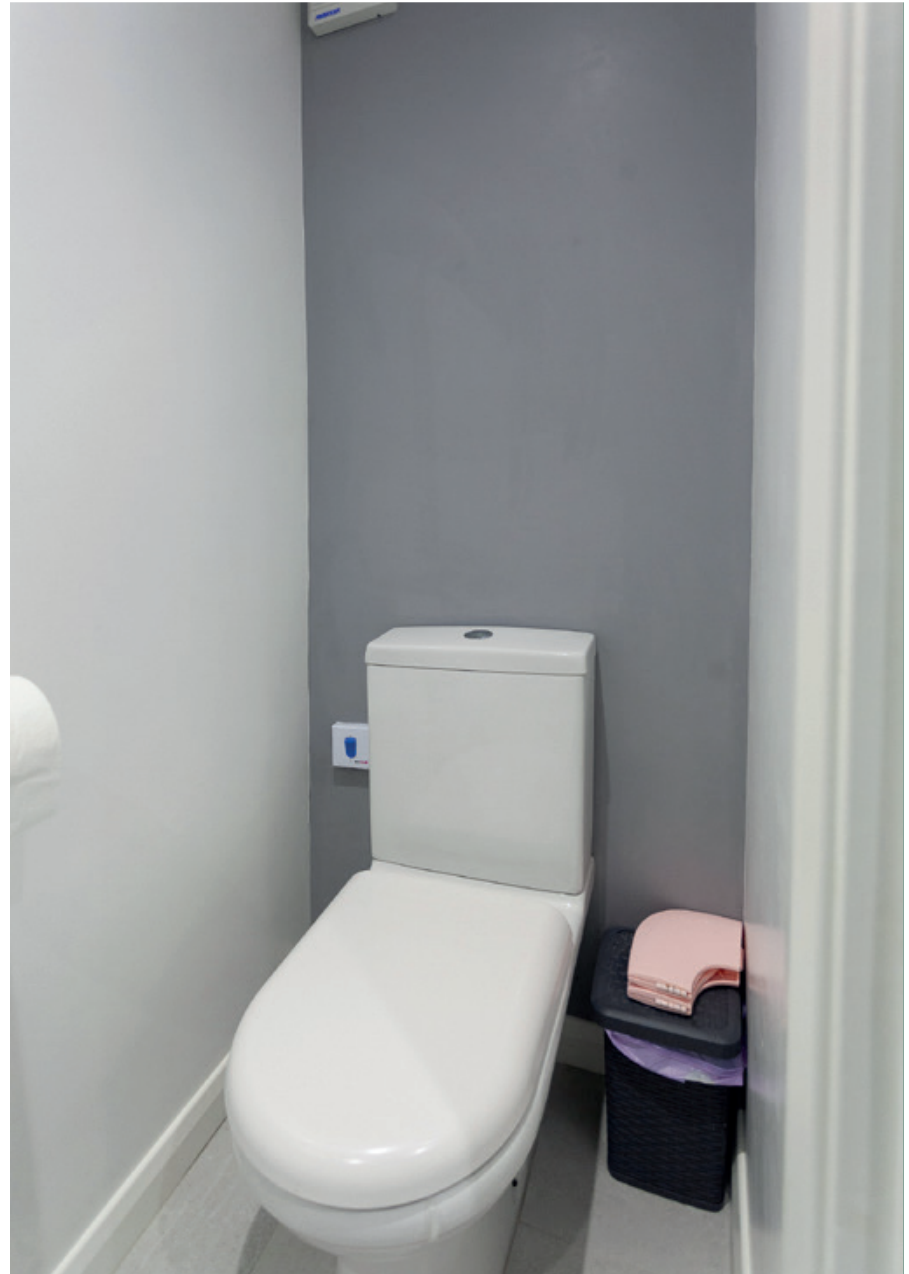
















































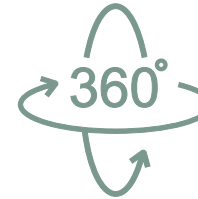








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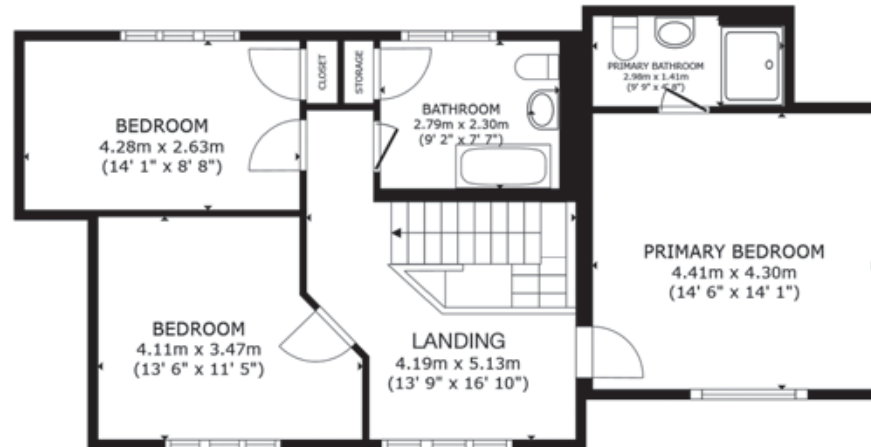


VIRTUAL TOUR
CLICK HERE



SKY TOUR
CLICK HERE

GROSS INTERNAL AREA
 FLOOR 1 67.6 m² (727 sq.ft.) FLOOR 2 73.9 m² (796 sq.ft.)
 TOTAL : 141.5 m² (1,523 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAGNOLIA HOUSE,
 THE SLAD,
 LONGHOPE GL17 0PT
Guide price £575,000

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