

The background of the entire image is a repeating pattern of orange hexagons with thin white outlines, creating a honeycomb effect.

Selsley
Longhope





Selsley Latchen Longhope GL17

- A fabulous detached family home in the sought after village of Longhope •
- Large lounge with wood burner • Separate dining room • Kitchen •
- Two spacious double bedrooms • Family bathroom • Large front garden •
- Lovely private rear gardens • Private gated driveway • Planning permission granted •

A fabulous detached family home in the sought after village of Longhope

In summary, a fabulous detached family home with 2 double bedrooms, spacious lounge, separate dining room, kitchen, bathroom and WC, large front and rear gardens with a private gated driveway.

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 "When we first saw this charming two-bedroom bungalow, we fell in love with its potential and the wonderful village setting. Over time, we have made it our own with thoughtful upgrades including double glazing, re-wiring, and cavity wall insulation which have made it a comfortable home to raise our young family. With planning permission in place it is a great opportunity for the next owners to

turn it into a four-bedroom property. The living room is our favourite space — light streams through the large windows by day, and in the evenings the wood burner creates the cosiest spot to unwind on those cooler evenings.

The generous plot has ample space which has allowed our family a taste of the good life, with vegetable beds, fruit trees as well as space for chickens and beehives alongside space for children to play and enjoy life outdoors. This has been a home full of warmth, convenience, and charm, and we hope its next owners enjoy it as much as we have."

The **entrance hall** welcomes you into this wonderful home. This hallway is bright with wood effect flooring which leads you to the lounge, bedrooms, dining room, WC and bathroom. There is a door at the end of the hallway to give you direct access to the side of the house.

The **lounge** is positioned off the hallway. This spacious room has a wood burner. There is a large bay window looking out to the front of the property, and a window to the side to create a wonderful bright space.

Bedroom 1 is located opposite the lounge. This large room has a bay window looking out the front and a window to the side. This spacious room has a storage cupboard and the floor is carpeted.

Bedroom 2 is a large double bedroom, with high ceilings and carpeted floor. There is a large window looking out the side of the house.

The **dining room** is perfect for family get togethers. This spacious room has plenty of room for a large dining table, and has a large window, high ceilings and wood effect flooring. This room flows into the kitchen.

The **kitchen** is located to the rear of the house with access to the dining room and direct access to the rear garden. This room has lots of natural light with 2 windows and a glass panelled door. The galley style kitchen has plenty of worktop space with shaker style units.

The **bathroom** is located at the end of the hallway, with a white bathroom suite with tiled walls, over the bath electric shower and glass shower panel. The large window attracts lots of light.

The **WC** is next to the bathroom with a small window.

The **front garden** has various trees and shrubs, a private gated driveway and access to the side of the house and the large storage shed.

The **rear garden** is a great size. This comprises of lawned areas, various fruit trees and shrubs, raised vegetable beds, a greenhouse to the side and large storage shed.

Broadband connectivity: Ultra fast Fibre.

Mobile coverage: 4G voice & data.

Council Tax: D

Tenure: Freehold..

Information:

Double glazing 2016.

Fascia and guttering 2016.

Re-wired 2016.

New boiler 2017.

Cavity wall insulation 2022.

Planning permission granted for 4 bed conversion.

Planning ref: P0318/24/FUL



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













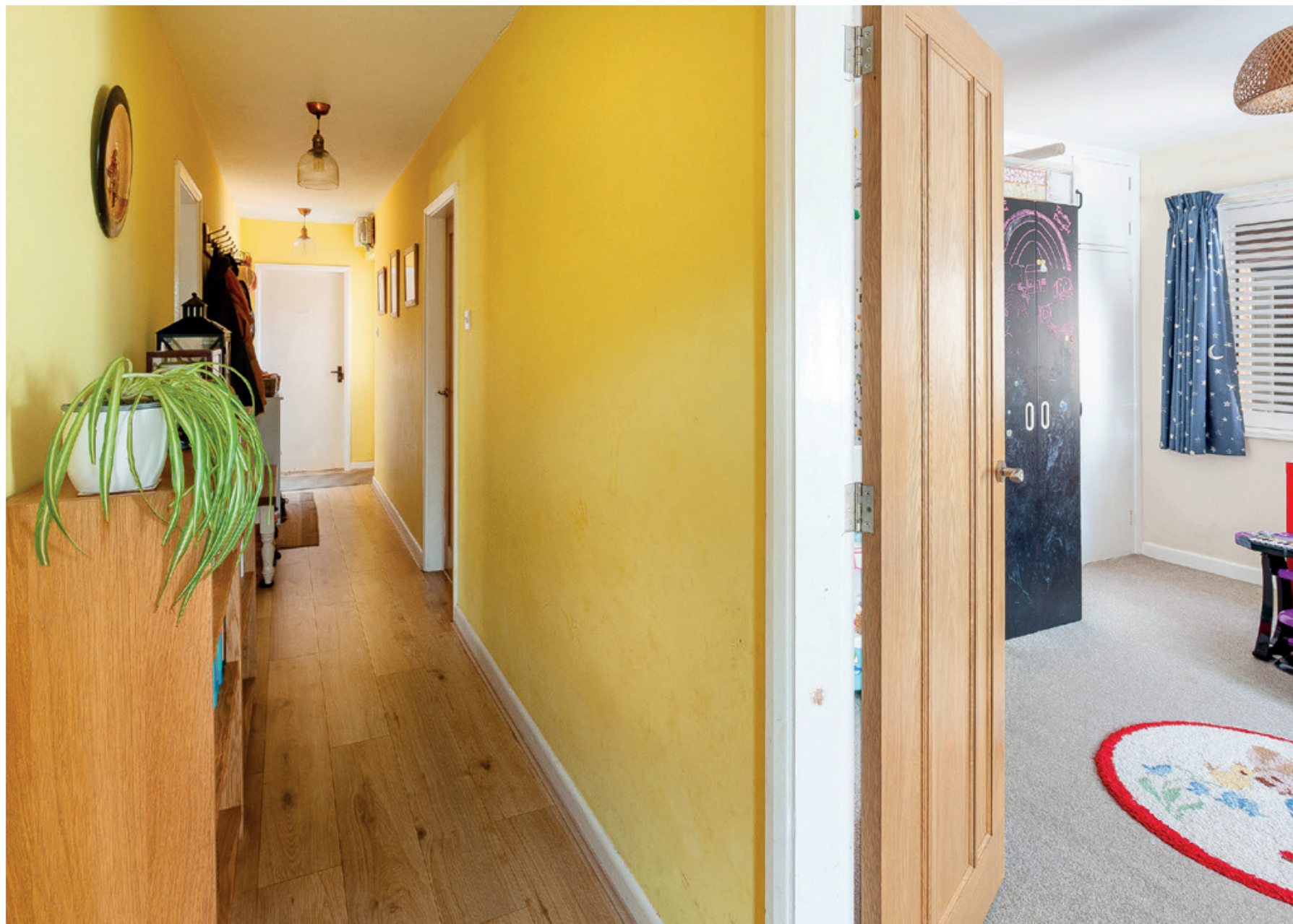






















































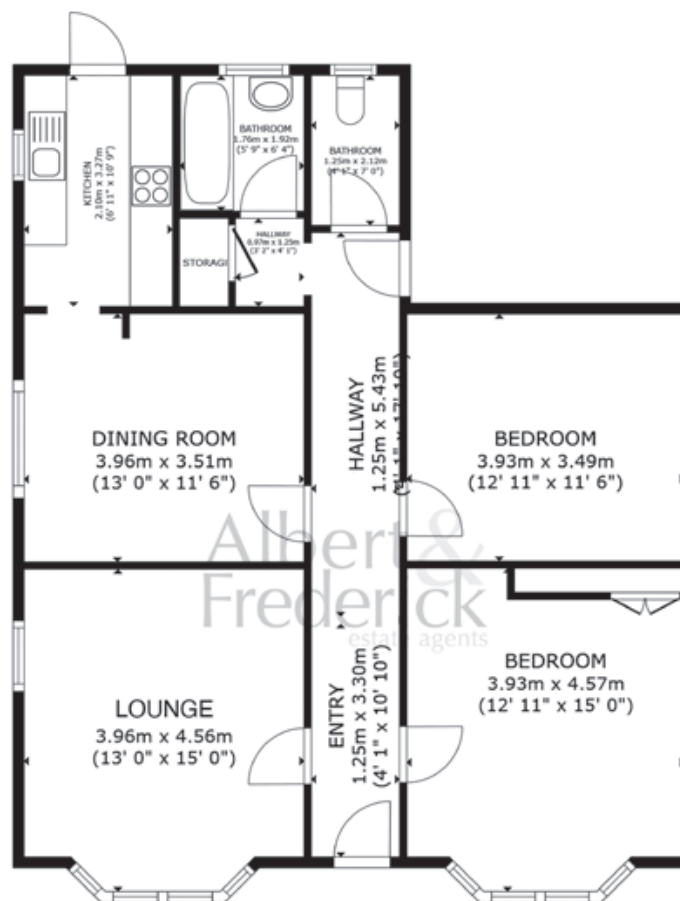




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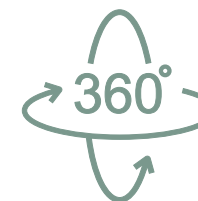


**SELSLEY,
 LATCHEN,
 LONGHOPE GL17 0QB
 Asking price £339,950**

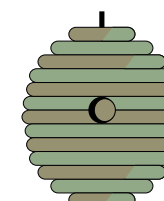


FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 91.8 m² (988 sq.ft.)
 TOTAL : 91.8 m² (988 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Albert & Frederick

estate agents