



**Tyndale Rise Latchen, Longhope GL17 0QB**  
**£635,000**





## Tyndale Rise Latchen, Longhope GL17 0QB

- Executive four bedroom detached family home
- Set within the highly sought after village of Longhope
- Detached double garage and ample off-road parking
- Immaculately presented throughout
- Envious views across the neighbouring orchard
- EPC rating C72
- Forest of Dean Council -Tax Band E (£2,769.56 per annum) 2025/2026.

**£635,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hall

Stepping inside the property you are greeted by a generously sized entrance hall with Amtico floor tiles which in turn leads to the kitchen, snug and stairs which provide access to the first floor.

### Kitchen

This impressive kitchen has been perfectly designed to create an ideal cooking space with ample storage in a range of floor and eye level hands free units along with a white quartz worktop with under lighting feature. The kitchen benefits from a variety of Siemens appliances to include microwave oven, steam oven and electric oven as well as a Bora induction hob with built in extractor, coffee machine, fridge, twin freezers and twin Fisher Paykel dishwasher draws. There is also a Quooker tap which provides hot, cold and sparkling water.

The kitchen is a sociable space with breakfast bar and benefits from Bi-fold doors opening onto the garden patio.

### Utility Room

The Amtico tiles continue into this room which offers additional work top and unit space alongside a second sink and integrated wine fridge. Plumbing for washing machine and door to the garden.

### Cloakroom

Stylish WC with wash hand basin and W.C. Frosted window to the rear aspect.

### Dining Room

Generous sized dining room with built-in storage cabinet. Window to front aspect.

### Living Room

Spacious living room with feature double sided fireplace between the living room and dining room.



### **Garden Room**

Currently utilised as a snug by the current owners, French doors grant access to this versatile space. This room benefits from floor to ceiling windows, skylights and Bi-fold doors providing a light and airy feel.

### **Master Bedroom**

Stylish double bedroom with built-in wardrobes with sliding mirrored doors. Window to rear aspect with views across the neighbouring orchard.

### **En-suite**

Stylish white suite shower room comprising W.C, vanity unit and double width walk in shower enclosure. Frosted window to rear aspect.

### **Second Bedroom**

Double bedroom with built-in wardrobes with sliding mirrored doors. Additional over the stairs storage cupboard. Window to front aspect.

### **Third Bedroom**

Double bedroom with window to the front aspect.

### **Fourth Bedroom**

Window to the rear aspect overlooking the back garden.

### **Bathroom**

Spacious bathroom with W.C, wash hand basin, bath and shower enclosure with tiled surround. Frosted window.

### **Double Garage**

Double garage with power and lighting. Two up and over doors granting vehicular access. Storage in the eaves and pedestrian door to the side providing side access.

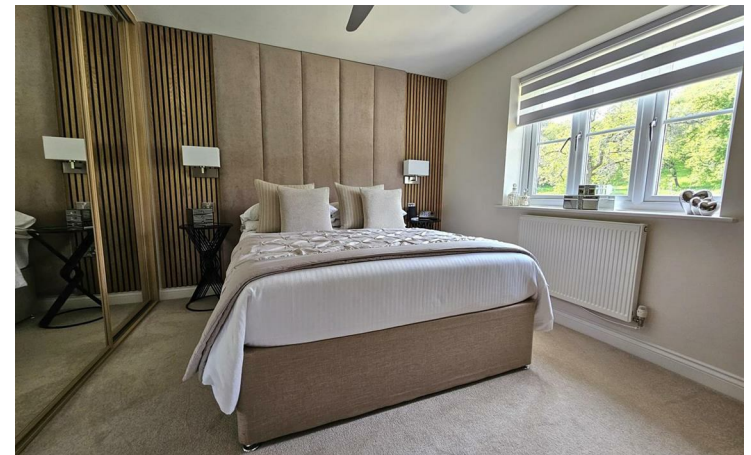
### **Outside**

To the front, the property benefits from ample off-road parking alongside a well presented front lawn with a variety of shrubbery, flowers and a monkey puzzle tree. Accessed via the side gate, the back garden has been well cared for and benefits from a combination of lawned and patio areas ideal for alfresco dining in the summer months. The property also benefits from a spacious garden store which is located to the side of the garage.

### **Location**

Longhope is a highly sought after village in west Gloucestershire, situated within the Forest of Dean it has been in existence since before the invasion of the Normans in 1066. The place name means long, enclosed valley which describes the aspect of the village. With the local Hope Brook C of E primary school for 4-11 years and Pippins Preschool Nursery from 2 years, an active football club, village shop, café and bakery.

### **Material Information**





Tenure: Freehold.

Local Authority and Rates: Forest of Dean  
Council- Tax Band E (£2,769.56 per annum)  
2025/2026.

Electricity supply: Mains.

Water supply: Mains.

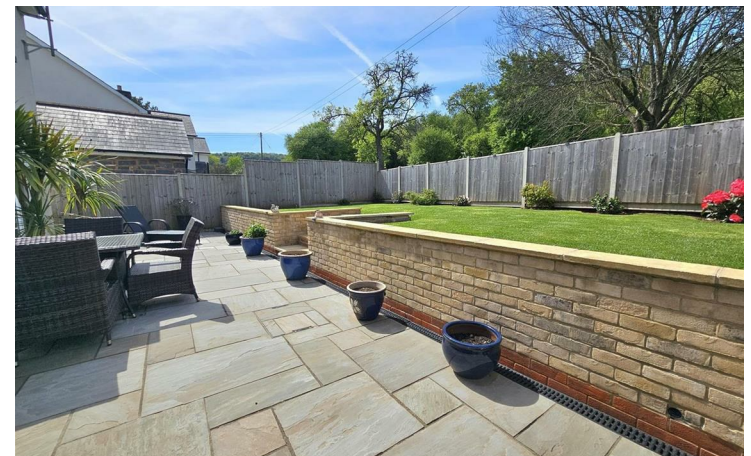
Sewerage: Mains.

Heating: Air source heat pump

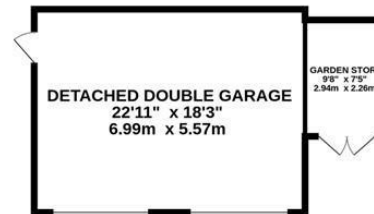
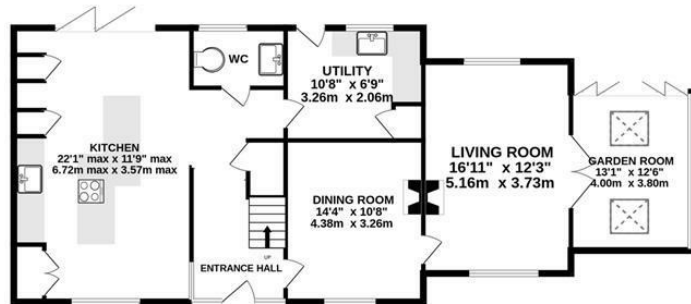
Broadband speed: Basic 14 Mbps, Superfast  
61 Mbps, Ultrafast 1000 Mbps download

speed.

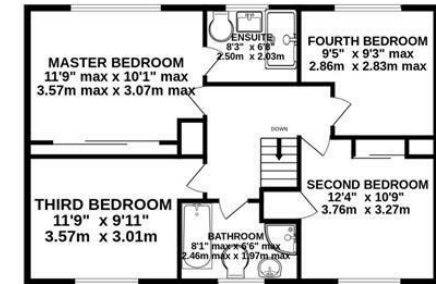
Mobile phone coverage: EE, Three, O2,  
Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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