



**FREEHOLD**

**£299,950**



**BROOKLYN , LITTLE LONDON, LONGHOPE, GLOUCESTERSHIRE,  
GL17 0PP**

- DETACHED CHARACTER COTTAGE
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- GARDENS
- POPULAR VILLAGE LOCATION
- THREE BEDROOMS
- LOUNGE
- OIL FIRED CENTRAL HEATING
- OFF ROAD PARKING
- NO ONWARD CHAIN

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**SITUATED ON THE A4130 IN THE POPULAR VILLAGE OF LITTLE LONDON ON THE EDGE OF THE FOREST OF DEAN, KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS ATTRACTIVE, CONVENIENTLY LOCATED AND CHARMING, CHARACTER COTTAGE WHICH HAS UNDERGONE EXTENSIVE RENOVATION IN RECENT YEARS.**

The local village of Longhope is located just off the A40 offering a range of amenities including a local shop with Post Office, Bakery, Primary School, Two Public Houses, Church, Village Hall and Craft Centre. The city of Gloucester is Approx. 10.3 miles and the Market Town of Ross-on-Wye 6.7 miles.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

**Entrance Porch: 9' 3" x 4' 4" (2.82m x 1.32m),** Windows overlooking garden.

**Kitchen/Diner: 15' 5" x 14' 5" (4.70m x 4.39m),** An attractive room comprising fitted base units with solid oak worktops, tiled splash-backs, wood laminate flooring, original inglenook fireplace housing Rangemaster gas/electric oven, integrated dishwasher and fridge, Belfast sink, extractor fan, exposed beams, radiator, under-stairs storage cupboard, turning staircase leading off, window to front.

**Lounge: 15' 3" x 11' 0" (4.64m x 3.35m),** Stone fireplace housing cast iron log burner with wooden mantle over, exposed stone wall, radiator, window to rear, French doors to decked area and gardens.



**Cloakroom:** Space for sink, W.C., washer/dryer machine, extractor fan, window to rear.

From the Kitchen/Diner, stairs to -

**First Floor Landing:** Over-stairs storage area.

**Bedroom One: 15' 4" x 9' 6" (4.67m x 2.89m),** Window to front.



**Bedroom Two:** Radiator, window to front.

**Bedroom Three:** 10' 9" x 5' 6" (3.27m x 1.68m), Radiator, window to side.

**Bathroom:** 8' 2" x 5' 5" (2.49m x 1.65m), Comprising panelled bath with shower over, pedestal wash hand basin, W.C., tiling to walls and floor, extractor fan, under-floor heating, windows to rear.

**Outside:** A driveway provides off road parking with pathway leading to entrance door. The gardens are landscaped, terraced and are enclosed by wooden fencing and hedging. Steps lead down to the lower part of the garden with gravelled seating area. Below this, the garden benefits from a stream along the bottom. There is a metal garden shed (available via separate negotiation), outside water tap and oil tank. Adjacent to the parking area, there is a wooden built lean-to (11'2 x 7'2) which houses the Worcester oil-fired combi boiler.

**Services:** Mains water, drainage and electricity are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



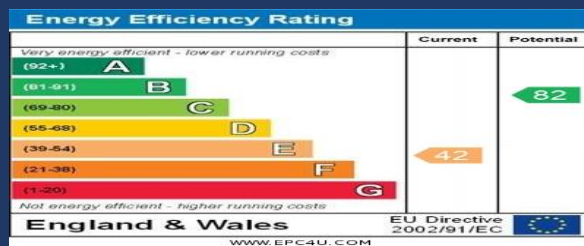
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982