



**FREEHOLD**

**£425,000**



## **THE BLOSSOMS, THE SLAD, LITTLE LONDON, LONGHOPE, GLOUCESTERSHIRE, GL17 0PL**

- **THREE BEDROOMS**
- **UTILITY ROOM**
- **DOUBLE GLAZING**
- **ONE THIRD OF AN ACRE GARDENS**
- **VIEWS TO FRONT**
- **TWO LARGE RECEPTION ROOMS**
- **CONSERVATORY**
- **OIL FIRED CENTRAL HEATING**
- **GARAGE AND OFF ROAD PARKING**

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# THE BLOSSOMS, THE SLAD, LITTLE LONDON, LONGHOPE, GLOUCESTERSHIRE, GL17 0PL

## A SPACIOUS AND INDIVIDUAL SPLIT LEVEL THREE BEDROOM HOUSE WITH LARGE GARDENS IN THE POPULAR HAMLET OF LITTLE LONDON ON THE EDGE OF THE FOREST OF DEAN BUT CONVENIENTLY CLOSE TO GLOUCESTER.

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 -

**Hall:** Glazed door to -

**Kitchen/Dining Room: 19' 0" x 13' 0" narrowing to 9' (5.79m x 3.96m),** 'L' shaped, fitted at wall and base level, sink unit, tiled floor, plumbing for automatic washing machine, double oven, electric hob with hood over, tiled splash-backs, stable door to side, window to rear, glazed door and window to -

**Reception Room: 20' 0" x 9' 5" (6.09m x 2.87m),** Windows to front and side with plantation shutters, radiator and stairs to lower level.



**Loung: 19' 6" x 11' 6" (5.94m x 3.50m),** Period style open fireplace, radiator, windows to front with views across the valley.

From the Kitchen, steps lead to -

**Inner Hall:** Off which is -

**Bathroom:** Bath with over-bath shower and screen, vanity wash hand basin, window to side, towel rail radiator.



**Separate W.C.:** W.C., wash hand basin, electric heated towel rail.

**Bedroom One: 11' 5" x 11' 5" (3.48m x 3.48m),**  
Window to side, fitted wardrobes, radiator.

**Bedroom Two: 12' 6" x 8' 8" (3.81m x 2.64m),**  
Fitted wardrobes, window to rear, radiator.

**Bedroom Three: 10' 9" x 8' 8" (3.27m x 2.64m),**  
Radiator and door to -

**Conservatory: 12' 2" x 11' 5" (3.71m x 3.48m),**  
Three quarters glazed, overlooking the gardens, door to outside.

#### **Lower Level:**

**Garage: 20' 0" x 9' 10" (6.09m x 2.99m),**  
Radiator, door to -

**Utility: 20' 0" x 6' 3" (6.09m x 1.90m),** Oil fired boiler for central heating and domestic hot water.

**Outside:** The property is approached via a shared driveway leading to a parking and turning area with steps to entrance door and continues to the rear of the property with fuel store and outside W.C. The gardens comprise three areas with formal garden decked area and pond, vegetable plot with raised beds, greenhouse and orchard area with fruit trees.

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

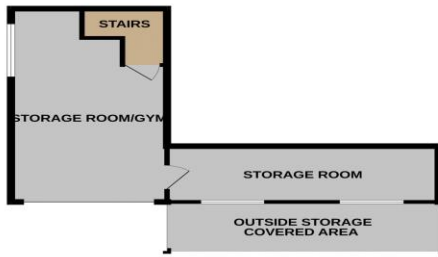


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

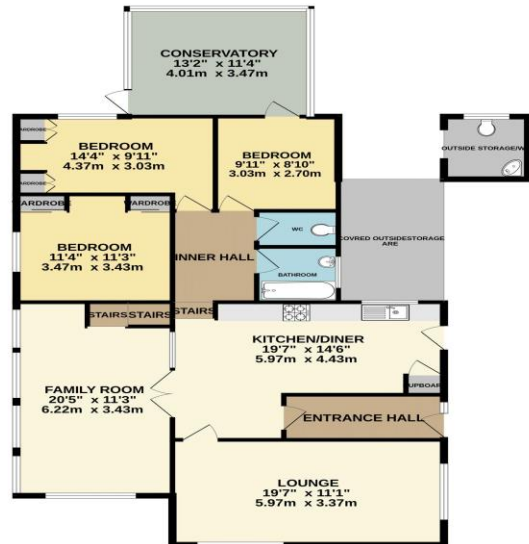
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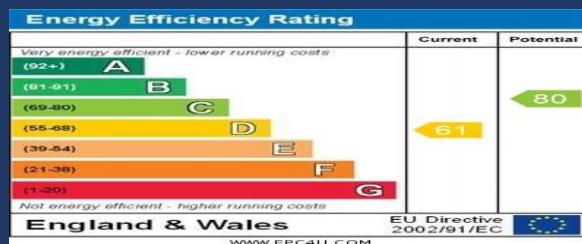
LOWER FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



GROUND FLOOR  
1475 sq.ft. (137.0 sq.m.) approx.



TOTAL FLOOR AREA: 1921 sq.ft. (178.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint 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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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982