



4 Brooklea Gardens  
Longhope GL17 0JY



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £435,000

A DECEPTIVELY SPACIOUS and EXTENDED INDIVIDUAL THREE DOUBLE BEDROOM DETACHED HOUSE, MASTER EN-SUITE, KITCHEN plus SEPARATE UTILITY, CONSERVATORY, LARGE DOUBLE CAR PORT situated in a CUL-DE-SAC LOCATION all being offered with NO ONWARD CHAIN.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





Entrance via half glazed door through to:

### ENTRANCE HALL

12'3 x 7'0 (3.73m x 2.13m)

Laminate flooring, under stairs storage cupboard, under floor heating.

### CLOAKROOM

White suite comprising of close coupled WC, pedestal wash hand basin with tiled splashback, under floor heating.

### LOUNGE

20'11 x 13'1 (6.38m x 3.99m)

Fireplace with inset wood burning stove, raised hearth, stone surround, under floor heating, front aspect window. Fully glazed double doors through to:

### CONSERVATORY (L SHAPED)

20'11 x 16'5 max (6.38m x 5.00m max)

Tiled flooring with electric underfloor heating, private outlook over the gardens, UPVC French doors through to the rear garden.

### FAMILY KITCHEN / DINING ROOM

23'2 x 12'8 (7.06m x 3.86m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated dishwasher, fridge / freezer, Rangemaster cooking range with hotplate and ovens below, cooker hood above, laminate flooring, under floor heating, front and rear aspect windows, half glazed door through to the car port.

### UTILITY

8'1 x 4'11 (2.46m x 1.50m)

Single drainer sink unit, mixer tap, cupboards under, wall mounted units, plumbing for washing machine, space for tumble dryer, under floor heating, half glazed door through to the conservatory.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Airing cupboard with hot water tank and shelving, under floor heating, access to roof space.

### MASTER BEDROOM

13'10 x 11'0 (4.22m x 3.35m)

Under floor heating, front aspect window. Door to:

### DRESSING ROOM

8'10 x 6'8 (2.69m x 2.03m)

Built-in double wardrobes, hanging rail and shelving, single wardrobe, under floor heating, rear aspect window. Door to:

### EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, under floor heating, rear aspect frosted window.

### BEDROOM 2

12'9 x 8'11 (3.89m x 2.72m)

Under floor heating, built-in double and single wardrobes, hanging rail and shelving, large walk-in cupboard with shelving, front aspect window.

### BEDROOM 3

9'2 x 8'5 (2.79m x 2.57m)

Under floor heating, front aspect window.

### BATHROOM

10'3 x 7'10 (3.12m x 2.39m)

White suite comprising of a bath with shower attachment over, tiled surround, close coupled WC, vanity wash hand basin, tiled splashback, drawers below, under floor heating, rear aspect frosted window.

### OUTSIDE

A block paved driveway leads through to:

### DOUBLE CAR PORT

20'0 x 19'5 (6.10m x 5.92m)

Access to loft space, further block paved area to the side.

To the front of the property, a pathway leads to the front door, lawned area to either side, flower borders with shrubs. A gated side access leads through to the rear of the property where there is an enclosed garden with paved patio area,

lawned area, outside tap, outside power point, wooden garden shed, various shrubs and trees, fencing surround, oil-fired heating and domestic hot water boiler.

### SERVICES

Mains water, electricity and drainage, oil fired heating.

Fibre broadband is available at the property.

### AGENTS NOTE

There are plans available from our office which were drawn up, but not submitted, to extend out over the carport.

There is an annual insurance subscription to cover the private road at a cost of approximately £40 per annum.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: E  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### VIEWING

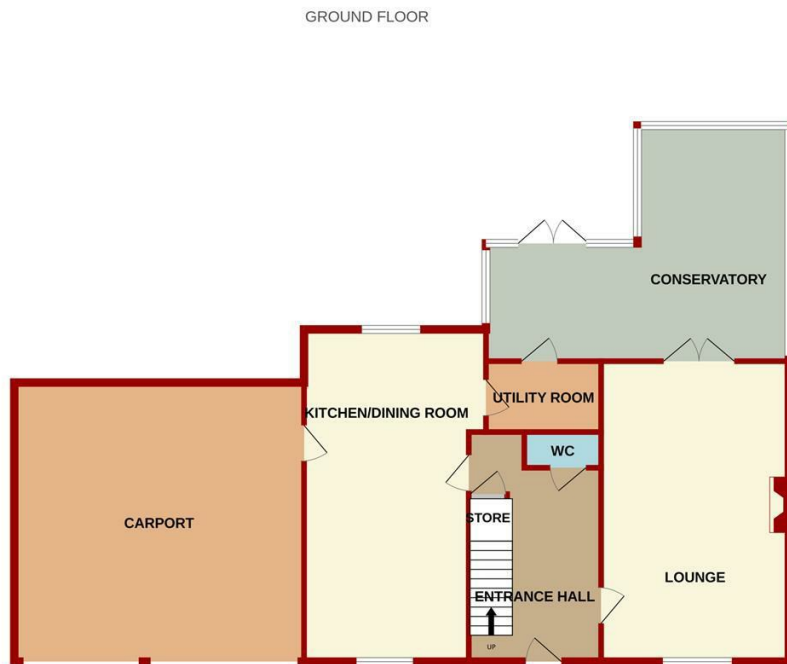
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

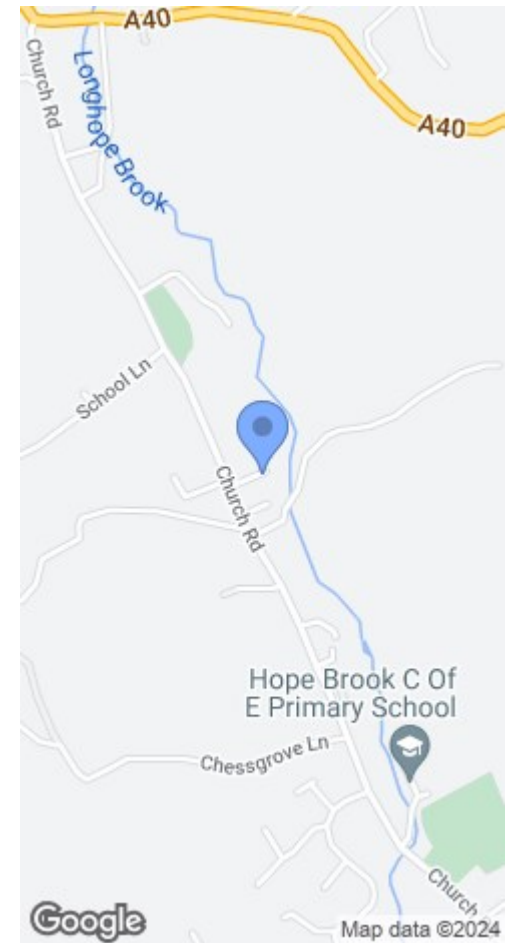
From the A40, proceed down Church Road towards the Church and Brooklea Gardens will be found on your left hand side. Turn left into Brooklea Gardens and proceed down and the property will be found on your right hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	81-91		
A			
71-80	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
1-40	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	81-91		
A			
69-80	B		
55-68	C		
49-54	D		
41-48	E		
21-30	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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