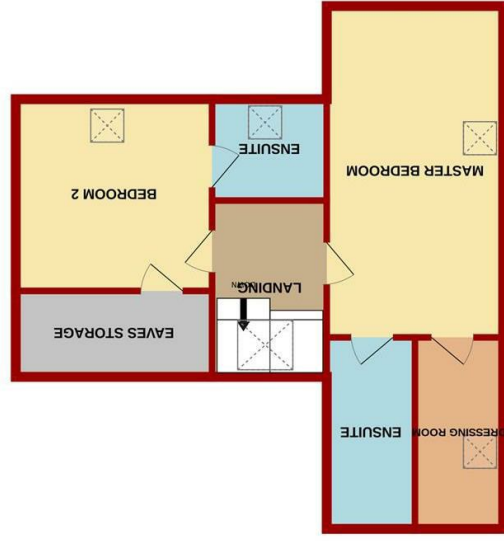




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>103 kWh/m² or less</td></tr> <tr><td>B</td><td>81-102 kWh/m²</td></tr> <tr><td>C</td><td>61-80 kWh/m²</td></tr> <tr><td>D</td><td>41-60 kWh/m²</td></tr> <tr><td>E</td><td>21-40 kWh/m²</td></tr> <tr><td>F</td><td>11-20 kWh/m²</td></tr> <tr><td>G</td><td>1-10 kWh/m²</td></tr> </table>	A	103 kWh/m ² or less	B	81-102 kWh/m ²	C	61-80 kWh/m ²	D	41-60 kWh/m ²	E	21-40 kWh/m ²	F	11-20 kWh/m ²	G	1-10 kWh/m ²	<table border="1"> <tr><td>A</td><td>103 g/kWh or less</td></tr> <tr><td>B</td><td>81-102 g/kWh</td></tr> <tr><td>C</td><td>61-80 g/kWh</td></tr> <tr><td>D</td><td>41-60 g/kWh</td></tr> <tr><td>E</td><td>21-40 g/kWh</td></tr> <tr><td>F</td><td>11-20 g/kWh</td></tr> <tr><td>G</td><td>1-10 g/kWh</td></tr> </table>	A	103 g/kWh or less	B	81-102 g/kWh	C	61-80 g/kWh	D	41-60 g/kWh	E	21-40 g/kWh	F	11-20 g/kWh	G	1-10 g/kWh
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1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1 Casita Drive
 Longhope GL17 0XY



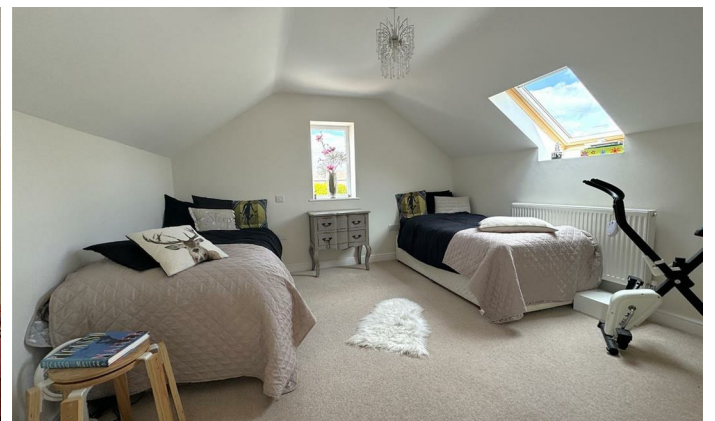
STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £465,000

A SPACIOUS, VERSATILE and INDIVIDUAL THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW offering TWO EN-SUITE FIRST FLOOR BEDROOMS, CONSERVATORY with UNDER FLOOR HEATING, GARAGE and BLOCK PAVED DRIVEWAY AREA, LOW MAINTENANCE REAR GARDENS and FEATURE WALLED GARDEN with SUMMER HOUSE / STUDIO TO THE FRONT in the EVER POPULAR VILLAGE LOCATION of LONGHOPE.

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.



Enter the property via double glazed front door with frosted side panel into:

ENTRANCE VESTIBULE

6'3 x 4'8 (1.91m x 1.42m)

Tiled floor, telephone point, alarm control system, consumer unit, radiator, door to:

ENTRANCE HALL

17'0 x 6'3 (5.18m x 1.91m)

Turning staircase leading off, under stairs storage cupboard, tiled floor, double radiator, Hive heating control, rear aspect window.

KITCHEN / DINER

22'2 x 11'6 (6.76m x 3.51m)

Modern fitted kitchen comprising of a range of base and wall mounted units with quartz worktops and splashbacks, integrated appliances to include Hotpoint double oven, microwave, halogen hob, extractor fan over, integrated fridge / freezer, dishwasher and washing machine, breakfast bar area, inset spotlighting, tiled floor, front and side aspect windows with dining area having a tiled floor, double radiator, TV point, Worcester oil-fired boiler supplying the hot water and central heating, rear aspect window, side aspect windows and double opening French doors to patio area.

LOUNGE

18'4 x 14'10 (5.59m x 4.52m)

Feature electric fireplace, solid wooden flooring, double radiator, TV point, telephone point, front aspect window. Double opening French doors into:

CONSERVATORY / SUN ROOM

10'4 x 8'8 (3.15m x 2.64m)

Tiled floor, under floor heating, power, wall light fittings, blue tinted roof, rear aspect French doors to patio and gardens with lovely far reaching views towards the countryside.

FROM THE ENTRANCE HALL, AN OPENING LEADS TO:

INNER HALL

9'9 x 3'4 (2.97m x 1.02m)

Single radiator, tiled floor.

BEDROOM 3

17'4 x 14'6 (5.28m x 4.42m)

Two radiators, TV point, telephone point, two side aspect windows, rear aspect window with lovely elevated views over the surrounding countryside.

BATHROOM

9'3 x 6'3 (2.82m x 1.91m)

Suite comprising of a corner shower cubicle and inset shower unit, WC, panelled bath with mixer tap, vanity wash hand basin with cupboard below, tiled floor, laminate splashbacks, extractor fan, chrome heated towel rail, side aspect frosted window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Velux roof light to rear aspect.

MASTER SUITE

19'8 x 10'6 (5.99m x 3.20m)

Two radiators, telephone point, rear aspect Velux roof light offering beautiful views through the valley. Door to:

DRESSING ROOM

11'8 x 4'8 (3.56m x 1.42m)

Can be used as a possible study area, side aspect Velux roof light offering stunning views.

EN-SUITE SHOWER ROOM

11'7 x 5'3 (3.53m x 1.60m)

Corner shower cubicle with inset Mira shower, WC, vanity wash hand basin with mixer tap and cupboard below, laminate splashbacks, tiled floor, extractor fan, chrome heated towel rail.

BEDROOM 2

12'3 x 11'7 (3.73m x 3.53m)

Telephone point, eaves storage space, TV point, radiator, side aspect window and front aspect Velux roof light offering views towards surrounding countryside and May Hill.

EN-SUITE SHOWER ROOM

6'10 x 6'3 (2.08m x 1.91m)

Corner shower cubicle with inset Mira shower, WC, vanity wash hand basin, mixer tap, cupboard below, laminate splashbacks, chrome heated towel rail, extractor fan, front aspect Velux roof light.

OUTSIDE

A private driveway approaches the select development of bungalows. 1 Casita Drive can be located on the right hand side with a block paved driveway suitable for the parking of four to five vehicles. This leads to:

DETACHED SINGLE GARAGE

17'5 9'5 (5.31m x 2.87m)

Accessed via electric up and over door, power and lighting, UPVC side door.

Wrought iron gated access and steps, lead up to the walled garden with a raised deck providing access to a wooden summer house accessed via double opening French doors with two sets of windows, solid wooden floor, power and lighting. This provides an ideal studio place. The rest of the walled garden is laid to lawn with purple slate borders planted with mature flowers, shrubs and bushes, enclosed by fencing and hedging and offering views towards May Hill. To the front of the property, by the block paved driveway, there is outside lighting, outside power points, water butt, outside water tap, oil tank storage area and raised purple slate borders. A block paved pathway and gated access takes you to the courtyard garden at the rear with outside power points, patio seating area, low maintenance gravelled area, outside water tap, separate gated access pathway which leads to the front door with further external lighting. The gardens are enclosed by low-level brick walling and wood panel fencing and offer beautiful views to the surrounding countryside.

SERVICES

Mains water, electric and drainage. Oil-fired heating.

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 our office proceed along the High Street into Broad Street, taking the B4216 (Culver Street) towards Huntley. On reaching the A40 turn right towards Ross-on-Wye then first left at the traffic lights along the A4136 towards Longhope and Mitcheldean. Proceed along here, down the hill into Longhope and turn right at the bottom into Old Monmouth Road. Proceed along and up the hill into the Latchen turning left into Casita Drive where the property can be found on the right hand side.