



Magnolia House The Slad
Longhope GL17 0PT



STEVE GOOCH
ESTATE AGENTS | EST 1985

£575,000

A THREE DOUBLE BEDROOM DETACHED COUNTRY COTTAGE having MASTER EN-SUITE, LIVING ROOM with WOOD BURNING STOVE, NESTLED ON THE HILLSIDE in a VILLAGE LOCATION with STUNNING COUNTRYSIDE VIEWS and AMPLE PARKING situated in GROUNDS of APPROXIMATELY HALF AN ACRE.

The property is set in Little London, approximately 1 mile from the village of Longhope which offers a range of amenities to include some small shops, post office, junior school, church and village hall with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles).





ENTRANCE HALL

11'01" x 9'06" (3.38 x 2.90)

Via composite door, wooden flooring, radiator, under stairs storage, stairs to the first floor, floor to ceiling opaque windows, double doors into:

LOUNGE

19'04" x 13'00" (5.89 x 3.96)

Inset wood burning stove on a raised hearth, radiators, LED inset ceiling spotlights, front, side and rear aspect windows.

KITCHEN/DINER

17'09" x 13'04" (5.41 x 4.06)

Farm house style kitchen comprising a range of base, wall and drawer mounted units, solid work tops, one and half bowl sink and drainer unit with mixer tap above, integral dishwasher, fridge, built in LPG range cooker with five ring hob, stainless steel splash back and cooker hood above, radiator, tv point, wooden flooring, inset LED spotlights, front and rear aspect windows, by folding doors leading to rear garden sun terrace enjoying fantastic views of the surrounding countryside.

UTILITY

8'05" x 7'06" (2.57 x 2.29)

Solid work top, valiant LPG central heating boiler, plumbing for washing machine, fridge/freezer, space for up right fridge/freezer, larder cupboard, cushioned vinyl flooring, rear aspect window. Door into:

WC

7'04" x 2'06" (2.24 x 0.76)

White suite comprising, close couple WC, pedestal wash hand basin, cushioned vinyl flooring, radiator, ceiling spotlights.

STAIRS LEADING TO THE FIRST FLOOR

GALLERIED LANDING

Space for desk, LED ceiling spot lights, access to roof space front aspect window enjoying views of the valley.

MASTER BEDROOM

13'04" x 13'03" (4.06 x 4.04)

Radiator, front and side aspect windows enjoying stunning views across the surrounding countryside.

WALK IN WARDROBE

EN SUITE

6'06" x 4'06" max (1.98 x 1.37 max)

White suite comprising, close coupled WC, vanity wash hand basin, wall mounted mirror with built in shelving, double shower cubicle, shaver point, heated radiator, extractor fan, LED spotlights, rear aspect frosted window.

BEDROOM 2

12'11" x 10'11" (3.94 x 3.33)

Radiator, tv point, front aspect window.

BEDROOM 3

13'01" x 7'08" (3.99 x 2.34)

Radiator, built in wardrobe with hanging and shelving options, rear aspect window.

BATHROOM

9'02" x 7'06" (2.79 x 2.29)

White suite comprising, close coupled WC, p shaped bath with chrome shower attachments above, floating vanity wash hand basin with mixer tap above, built in mirror with built in lights, shaver point, extractor fan, heated towel rail, ceiling spot lights, door to linen cupboard with slatted shelving, rear aspect frosted window.

OUTSIDE

Leaving the country lane a gravelled driveway leads to the front of the property providing off road parking. Additional parking can be found via a private track adjacent to the property in turn leading to the gardens all enclosed by fencing being mostly laid to lawn.

The rear garden is mostly laid to lawn with various fruit trees to include, cooking apple, eating apples, pear, fig and cherry trees. It also enjoys a hard standing area for additional parking and two sheds. Steps then lead up to the terraced area where stunning views of the surrounding countryside can be appreciated.

The whole of the gardens and grounds measure approximately three quarters of an acre.

SERVICES

Mains water, mains electric, septic tank and LPG gas.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

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 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

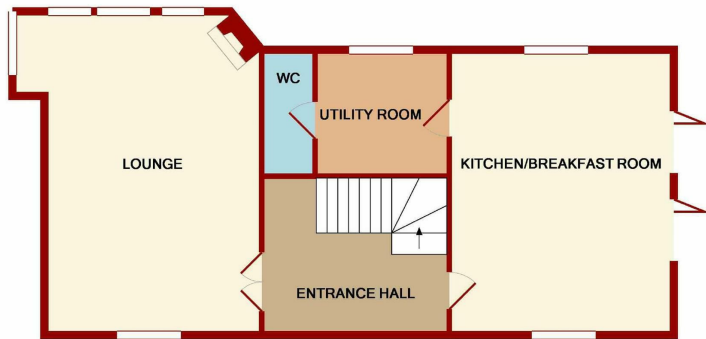
DIRECTIONS

Proceed along the A40 from Gloucester through the villages of Birdwood and Churcham, passing through the village of Huntley. At the cross roads/ traffic lights at Forest Timber Products take the next left, following the main road into Longhope passing through Little London. Continue for a short distance and on your right hand side a sign post for 'The Slad' can be found. Continue up the slope along the track taking the right hand side track leading to the property.

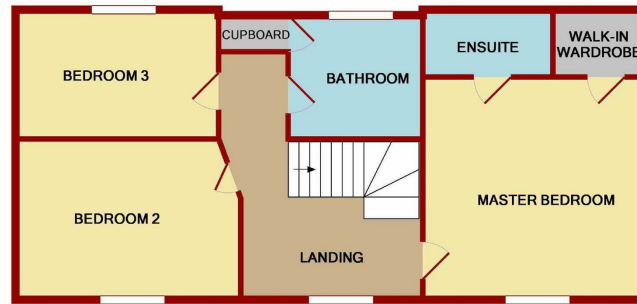
PROPERTY SURVEYS

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

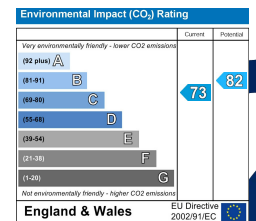
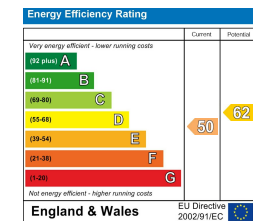
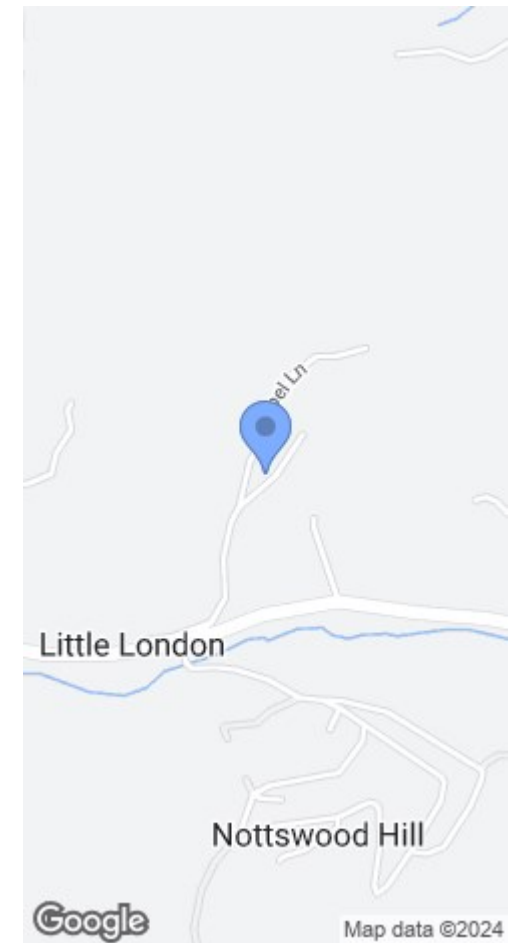




GROUND FLOOR



1ST FLOOR



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.



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