



**The Elms Dursley Cross**  
May Hill, Longhope GL17 0ND



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# The Elms Dursley Cross

Guide Price £650,000

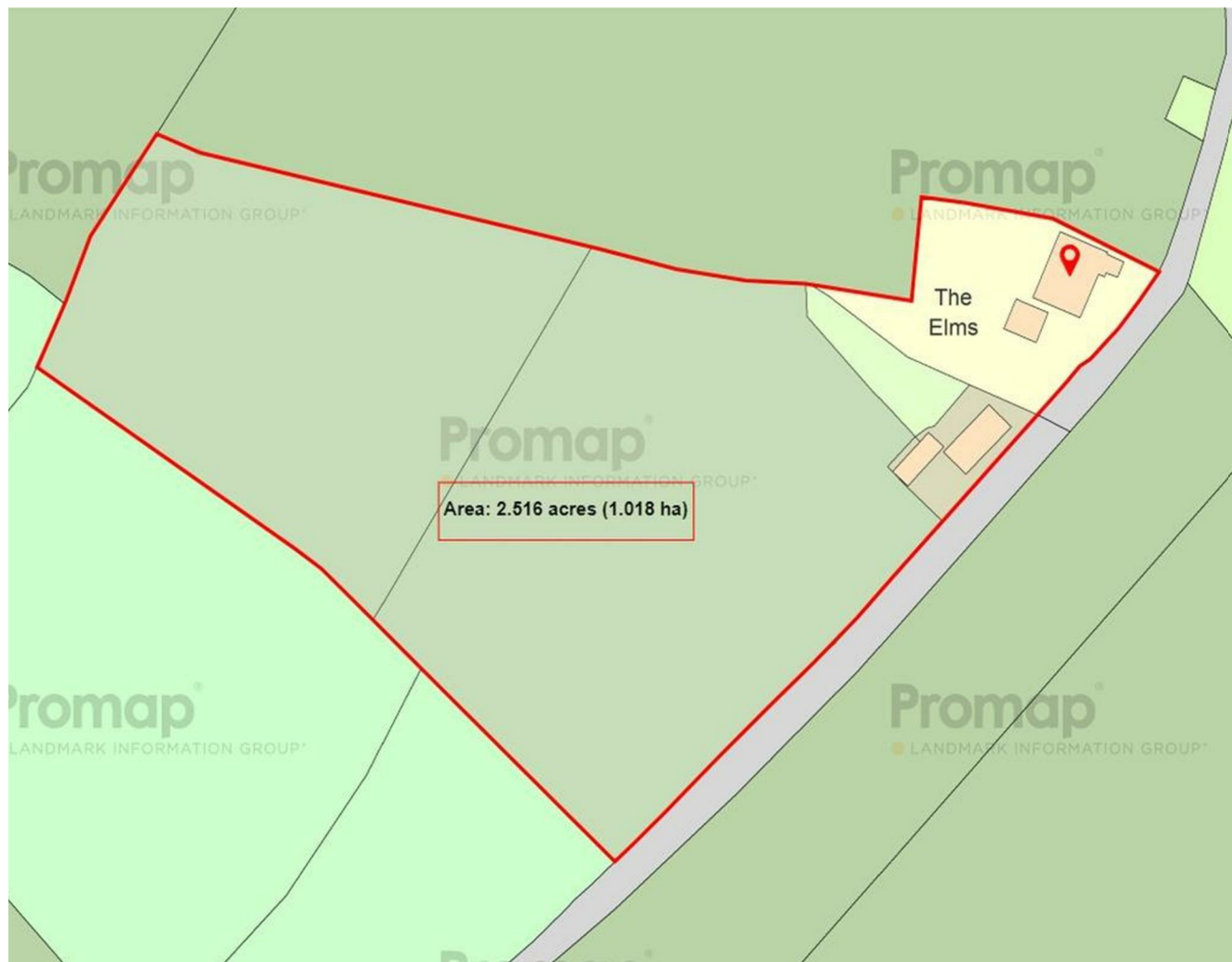
May Hill, Longhope GL17 0ND

**A THREE BEDROOM DETACHED BUNGALOW situated in an UNSPOILT RURAL LOCATION set up for EQUESTRIAN USE with TRIPLE BAY STABLE BLOCK, TACK ROOM situated in GARDENS AND GROUNDS EXTENDING TO TWO AND A HALF ACRES, offering MUCH POTENTIAL FOR FURTHER IMPROVEMENT, situated in a QUIET NO THROUGH LANE IN MAY HILL.**

The popular rural village of May Hill offers lovely walks with stunning views across the countryside and surrounding farmland. There is a village hall, church and a popular public house.

Newent is approximately 4 miles away offering a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Enter the property via side aspect UPVC double glazed front door into:

### **ENTRANCE HALL (L SHAPED)**

Shoe and coat storage area, access to roof space, single radiator, vaulted ceiling, Velux roof light, front aspect window.

### **KITCHEN**

**12'0 x 7'0 (3.66m x 2.13m)**

Range of base and wall mounted units with laminated worktops and tiled splashbacks, electric range oven with five ring induction hob, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, space for free standing fridge / freezer, side aspect window with views over the surrounding countryside. Opening through to:



### **LOUNGE / DINER**

**22'7 x 11'3 (6.88m x 3.43m)**

Two double radiators, engineered oak flooring, carpeted area, picture rail, thermostat controls, telephone point, side and rear aspect windows, rear aspect double opening French doors to raised deck and gardens.

### **BEDROOM 1**

**12' x 12' (3.66m x 3.66m)**

Single radiator, rear aspect window with lovely views over the gardens and towards surrounding countryside.

### **BEDROOM 2**

**12'0" x 12'0" (3.66m x 3.66m)**

Single radiator, consumer unit, side aspect window.

### **BEDROOM 3**

**12'2 x 8'2 (3.71m x 2.49m)**

Built-in wardrobes, single radiator, front aspect window.

### **BATHROOM**

**9'5 x 7'1 (2.87m x 2.16m)**

Four piece suite with large bathtub, corner shower cubicle with electric shower, vanity wash hand basin, WC, tiled floor, laminate splashback, heated towel rail extractor fan, side aspect Velux window.





## OUTSIDE

Double five bar gated approach to driveway and off road parking area for at least four vehicles, which leads to:

## WOODEN BUILT GARAGE

19'4 x 15'2 (5.89m x 4.62m)

Accessed via double opening doors to the front with side aspect pedestrian door, power and lighting, utility area with plumbing for washing machine, space for tumble dryer and American fridge / freezer.

Gated access from the driveway gives access to:

## STABLE YARD

Concrete hardstanding housing TRIPLE BAY STABLE AND TACK ROOM with power, lighting and water supply. From the yard, a gated and pedestrian access leads into:

## TWO SEPARATE PADDOCKS

All enclosed by hedging with SEPARATE FIVE BAR GATED VEHICULAR ACCESS. The grounds extend to 2.5 acres.

The formal gardens surrounding the property briefly comprise of a raised decked area, large expanse of lawn, array of mature shrubs and bushes, vegetable garden, sheds and outbuildings, greenhouse.

## SERVICES

Mains water and electric, septic tank, 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 May Hill, head towards Dursley Cross turning right onto the A48 towards Ross-On-Wye and Hobbs Lane can be located after a short distance on the left hand side as marked with a directional board.

## PROPERTY SURVEYS

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

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





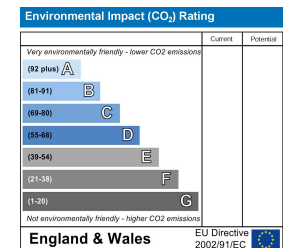
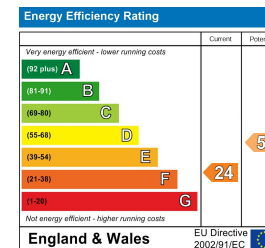
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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