



Green Ginger Cottage
Long Green, Forthampton GL19 4QQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £525,000

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An EXTENDED FOUR / FIVE BEDROOM DETACHED CHARACTER COTTAGE with MANY ORIGINAL CHARACTER FEATURES to include EXPOSED BEAMS and FIREPLACES, THREE RECEPTIONS, MASTER EN-SUITE, GARAGE and OFF ROAD PARKING, set within a MATURE PLOT AMOUNTING TO JUST OVER HALF AN ACRE, situated in a RURAL LOCATION between TEWKESBURY and LEDBURY.

Long Green is a small Hamlet located on the outskirts of the village of Forthampton in Gloucestershire and features "a great number of interesting buildings", several duck ponds, a church, a collection of thatched cottages and farmsteads, a village hall and a village club.

The property has good travel links for the commuter with Tewkesbury approximately 3 miles away and Cheltenham, Gloucester, Ledbury and Malvern approximately 12 miles away. Access to the M50 (junction 1) or M5 (junction 9) motorways are approximately 5 miles away.



Enter the property via side aspect door into:

ENTRANCE LOBBY

Through further wooden front door into:

ENTRANCE HALL

13'2 x 10'6 (4.01m x 3.20m)

Original exposed ceiling and wall beams, brick and timber framed partition, exposed wooden floor boards, double radiator, under stairs storage cupboard, Open Reach telephone point, stairs leading off, front aspect window. Thumb latch door into:

LOUNGE

21'2 x 12'8 (6.45m x 3.86m)

Feature brick fireplace housing cast iron log burner, two double radiators, exposed ceiling and wall beams, two front aspect windows, rear aspect window.

BREAKFAST ROOM

13'1 x 10'9 (3.99m x 3.28m)

Oil-fired Aga, Belfast sink with mixer tap, worktop and breakfast area, further range of hand built wooden base units, exposed ceiling and wall beams, double radiator, telephone point, front and side aspect windows. Opening to:

KITCHEN

13'4 x 7'4 (4.06m x 2.24m)

Recently re-fitted to comprise of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, space for American fridge / freezer, built-in wine rack, built-in electric range oven, plumbing for washing machine and dishwasher, inset spotlighting, exposed beam, rear aspect window. Steps lead down to:

INNER HALLWAY

Housing Grant oil-fired boiler supplying the hot water and central heating. Thumb latch door to:

CLOAKROOM

6'2 x 3'5 (1.88m x 1.04m)

WC, wall mounted wash hand basin, single radiator, rear aspect frosted window.





DINING ROOM

11'5 x 11'2 (3.48m x 3.40m)

Exposed wooden floorboards, double radiator, thermostat control, side and rear aspect windows.

From the entrance hall, a turning staircase leads to the first floor.

LANDING

Exposed wall timbers, access to roof space, door to airing cupboard with lagged hot water tank, slatted shelving and storage space, internal window to study, rear aspect Velux roof light.

MASTER BEDROOM

12'9 x 11'1 (3.89m x 3.38m)

Telephone point, exposed brickwork and wall timbers, double radiator, front aspect window with thumb latch door leading to:

EN-SUITE

7'7 x 7'4 (2.31m x 2.24m)

Panelled bath with mixer tap, built-in WC, vanity wash hand basin with mixer tap and cupboard below, tiled flooring, heated towel rail, splashbacks, double radiator, door to storage cupboard, rear aspect frosted window.

BEDROOM 2 (WALK THROUGH)

12'9 x 10'1 (3.89m x 3.07m)

Exposed wall timbers, double radiator, front aspect window offering far reaching views over the surrounding countryside.

BEDROOM 3

11'0 x 10'4 (3.35m x 3.15m)

Additional recess into eaves housing double wardrobes, single radiator, telephone point, front aspect window with lovely elevated views over the surrounding countryside.

BEDROOM 4

11'5 x 8'3 (3.48m x 2.51m)

Double radiator, side aspect window.

STUDY / BEDROOM 5

10'5 x 4'7 (3.18m x 1.40m)

Exposed beams, single radiator, front aspect window with elevated views over the surrounding countryside.



SHOWER ROOM

8'5 x 6'6 (2.57m x 1.98m)

Corner shower cubicle with laminate splashback, built-in shower system, WC, pedestal wash hand basin, double radiator, chrome heated towel rail, shaver point and light, side aspect window overlooking the gardens.

OUTSIDE

To the front of the property, impressive double wrought iron electric gated approach into gravelled driveway and turning area suitable for parking four to six vehicles. The property occupies a large L-shaped plot with front garden to lawn planted with several mature trees, enclosed by mature hedging. To the right of the driveway, there is a wooded area planted with an array of mature trees giving access to an open grassed area enclosed by fencing and hedging, backing onto open fields and countryside. The wooded walk continues to the right hand side of the driveway where there are further mature planted beds and lawned areas. The driveway leads up to:

DETACHED GARAGE / WORKSHOP

17'8 x 17'1 max (5.38m x 5.21m max)

Block built constructed with vaulted tiled roof, access via double opening doors to front, pedestrian door to side, power and lighting, currently used for storage. Please note the vehicular clearance is 5'6 in height.

The rear gardens comprise of a patio seating area, steps lead up to a raised deck area with oil tank, external power points, currently housing a hot tub. The mature rear gardens are laid to lawn with several fruit trees and enclosed by mature trees, hedging and fences backing onto open fields and countryside. At the top of the garden is a lower brick, upper glazed hexagonal shaped outbuilding used as a garden / summer room, outside lighting and water tap. The total plot measures just over half an acre.

SERVICES

Mains water and electricity, septic tank, oil-fired heating.

WATER RATES

Severn Trent - to be confirmed.





LOCAL AUTHORITY

Council Tax Band: F
Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs. WR14 3AF.

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

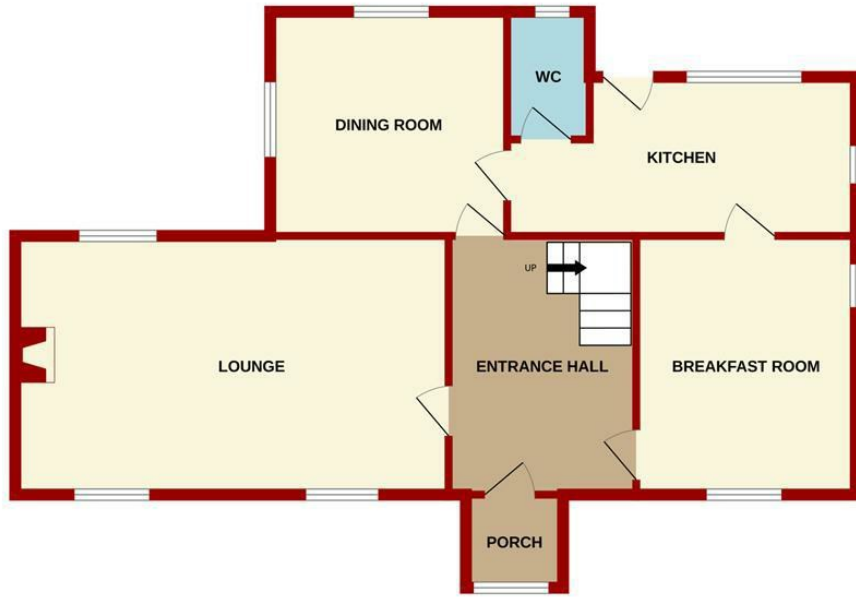
From Gloucester proceed along the A417 passing through the villages of Maisemore and Hartpury. Take a right hand turning sign posted Tewkesbury and Corse Lawn onto the B4211. Proceed to the end of the road taking a left where the property can be found on the right hand side after short distance as marked by our 'For Sale' 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).



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		78	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>
England & Wales	EU Directive 2002/91/EC		England & Wales





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