



**The Homestead Latchen**  
Longhope GL17 0QE



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# The Homestead Latchen

Guide Price £550,000

## Longhope GL17 0QE

**Occupying a PLOT OF APPROXIMATELY THIRD OF AN ACRE is this EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME in a POPULAR VILLAGE LOCATION with SPACIOUS LIVING ACCOMMODATION, OFF ROAD PARKING, DOUBLE TANDEM GARAGE, ENCLOSED REAR GARDEN and 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 HALL

13'02 x 9'02 (4.01m x 2.79m)

Via glazed door with frosted side panels, wood laminate flooring, under stairs storage area, stairs to the first floor, double radiator, side aspect window. Door to:

## LOUNGE

15'00 x 13'00 (4.57m x 3.96m)

Feature open fireplace with cast iron grate, single radiator, telephone point, tv point, wall light points, coving, front aspect window.

## DINING ROOM

15'03 x 10'03 (4.65m x 3.12m)

Single radiator, serving hatch to kitchen, coving. Opening through to:

## FAMILY ROOM

22'00 x 12'02 (6.71m x 3.71m)

Feature sandstone fireplace (currently not in use), two double radiators, coving, wall light points, two side aspect window, sliding doors to the side and rear giving access to the gardens.

## KITCHEN

12'00 x 11'08 (3.66m x 3.56m)

Modern fitted kitchen to comprise a range of base and wall mounted units, laminated worktops, tiled splashbacks, space for fridge/freezer, oven with four ring gas hob, plumbing for dishwasher, tiled floor, single radiator, inset spotlights, coving, serving hatch to dining room, rear aspect window. Door to:

## UTILITY ROOM

12'00 x 5'00 (3.66m x 1.52m)

Base unit, single drainer sink unit with mixer tap, laminated worktops, tiled splashbacks, plumbing for washing machine, space for tumble dryer, tiled floor, single radiator, access to roof space, side and rear aspect windows, half glazed door to the side. Door to:





## **GROUND FLOOR SHOWER ROOM**

**6'02 x 5'00 (1.88m x 1.52m)**

Corner shower cubicle with Mira electric shower, wc, wash hand basin, tiled floor, single radiator, electric heater, front aspect frosted window.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

## **LANDING**

Access to roof space, single radiator. Door to:

## **BEDROOM 1**

**15'00 x 13'01 (4.57m x 3.99m)**

Additional recess with built-in wardrobe, single radiator, tv point, coving, front and side aspect windows with elevated views towards May Hill.

## **BEDROOM 2**

**12'08 x 10'03 (3.86m x 3.12m)**

Additional recess with single wardrobe, vanity wash hand basin, coving, single radiator, rear aspect window.

## **BEDROOM 3**

**12'00 x 9'05 (3.66m x 2.87m)**

Built-in double wardrobe, single radiator, coving, vanity wash hand basin, rear aspect window.

## **FAMILY BATHROOM**

**9'01 x 6'04 (2.77m x 1.93m)**

White suite comprising panelled bath with shower mixer taps, vanity wash hand basin with mixer tap, cupboard below, bidet, w.c., single radiator, fully tiled floor and walls, electric heater, front aspect frosted window.



## OUTSIDE

From the road, gates give access onto a gravelled driveway providing OFF ROAD PARKING FOR FOUR/SIX VEHICLES. There is a lawned area, mature trees and shrubs, enclosed by mature hedging.

Wooden double gates give access to further PARKING and leads to a DETACHED DOUBLE TANDEM GARAGE 32'08 x 11'05 (9.96m x 3.48m) via up and over door, power and lighting, alarm, two side aspect windows. Door leads to OFFICE AREA 10'02 x 7'06 (3.10m x 2.29m) with power and lighting, rear aspect window, half glazed door to the side.

The rear garden has a patio/seating area, lawned area, wooden sheds, enclosed by hedging and fencing and measures approximately 150' in length.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## WATER RATES

To be advised.

## 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.



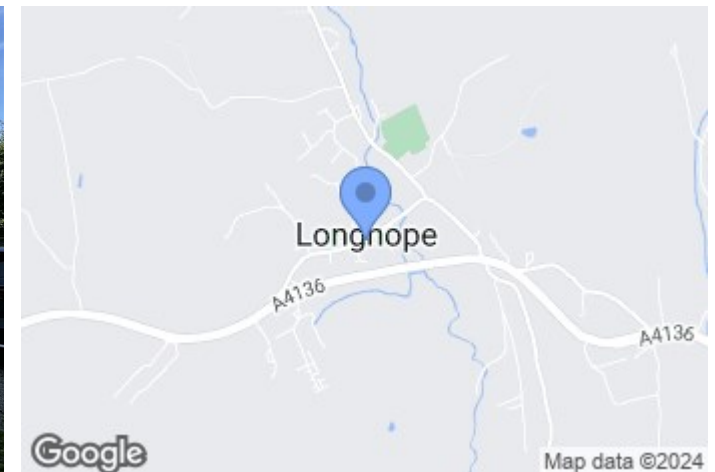


## DIRECTIONS

From Newent, proceed along 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 taking the first right into Old Monmouth Road. Proceed along here, bear left onto the Latchen and the property can be found on the left 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).



GROUND FLOOR



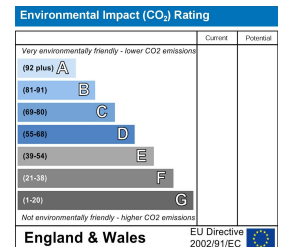
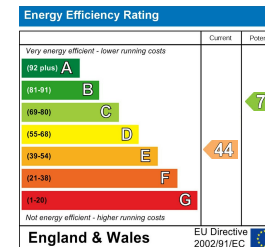
1ST FLOOR



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

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](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys