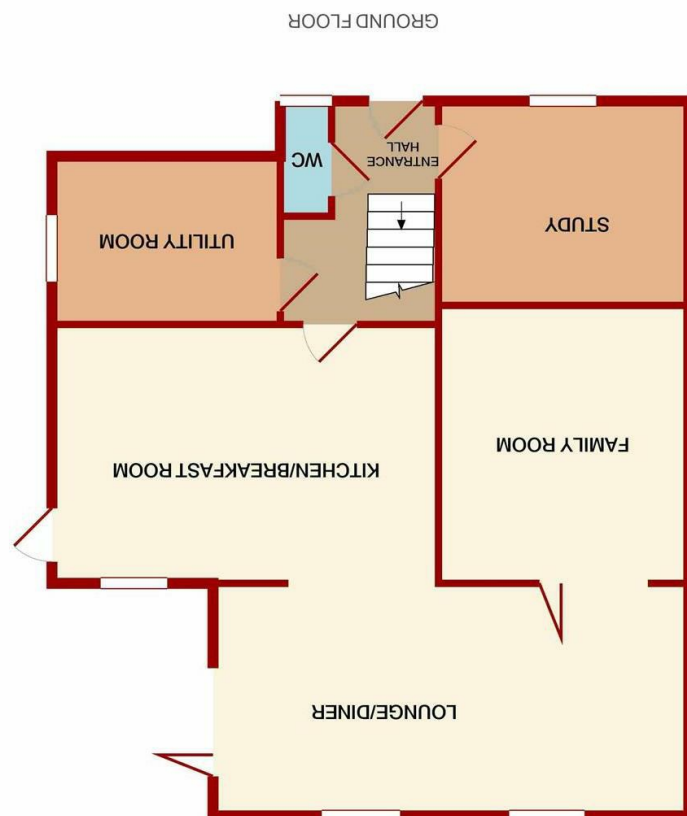
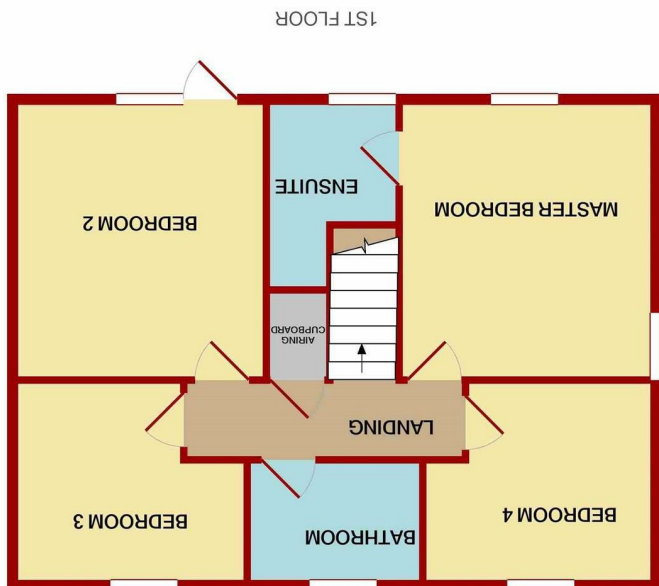
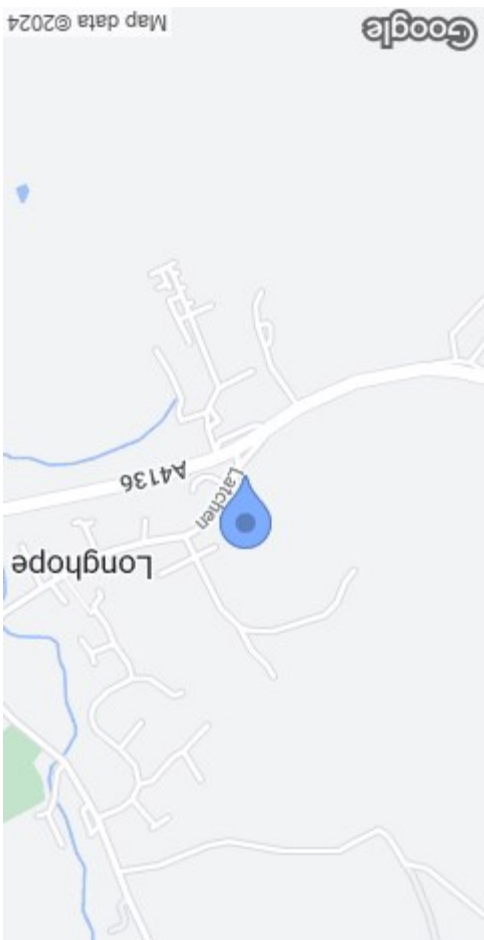




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>Very low energy - new rating 2008</td></tr> <tr><td>B</td><td>Low energy - new rating 2008</td></tr> <tr><td>C</td><td>Medium energy - new rating 2008</td></tr> <tr><td>D</td><td>Medium-high energy - new rating 2008</td></tr> <tr><td>E</td><td>High energy - new rating 2008</td></tr> <tr><td>F</td><td>Very high energy - new rating 2008</td></tr> <tr><td>G</td><td>Very high energy - new rating 2008</td></tr> </table>	A	Very low energy - new rating 2008	B	Low energy - new rating 2008	C	Medium energy - new rating 2008	D	Medium-high energy - new rating 2008	E	High energy - new rating 2008	F	Very high energy - new rating 2008	G	Very high energy - new rating 2008	<table border="1"> <tr><td>A</td><td>Very low energy - new rating 2008</td></tr> <tr><td>B</td><td>Low energy - new rating 2008</td></tr> <tr><td>C</td><td>Medium energy - new rating 2008</td></tr> <tr><td>D</td><td>Medium-high energy - new rating 2008</td></tr> <tr><td>E</td><td>High energy - new rating 2008</td></tr> <tr><td>F</td><td>Very high energy - new rating 2008</td></tr> <tr><td>G</td><td>Very high energy - new rating 2008</td></tr> </table>	A	Very low energy - new rating 2008	B	Low energy - new rating 2008	C	Medium energy - new rating 2008	D	Medium-high energy - new rating 2008	E	High energy - new rating 2008	F	Very high energy - new rating 2008	G	Very high energy - new rating 2008
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5 Latchen Orchard  
 Longhope GL17 0QU

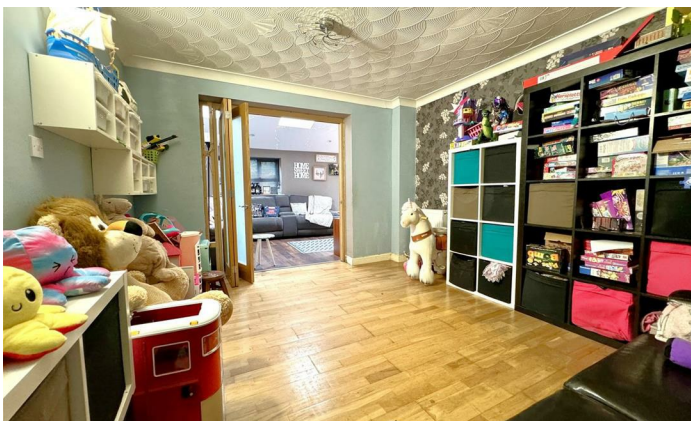
## Price Guide £385,000

EXTENDED FOUR BEDROOM DETACHED FAMILY HOME situated in the HIGHLY POPULAR VILLAGE of LONGHOPE offering SPACIOUS and EXTENDED LIVING AREA, EN SUITE to MASTER BEDROOM, OFF ROAD PARKING and DRIVEWAY and a SOUTH FACING ENCLOSED REAR GARDEN having PLEASANT VIEWS OVER SURROUNDING FIELDS and COUNTRYSIDE.

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.

The property is accessed via a wooden double glazed front door with frosted side panels into:



### ENTRANCE HALLWAY

Wood laminate flooring, double radiator, telephone point, artex and coved ceiling, door to under stairs storage cupboard, stairs lead to the first floor. Door to:

### DOWNSTAIRS WC

Two piece white suite comprising low level wc, pedestal wash hand basin, tiled floor, tiled splashbacks, artex and coved ceiling, front aspect frosted window.

### STUDY

11'2 x 9'1 (3.40m x 2.77m)

Wooden flooring, power points, double radiator, artex and coved ceiling, front aspect window.

### KITCHEN/BREAKFAST ROOM

17'4 x 11'8 (5.28m x 3.56m)

Fitted kitchen comprising a range of base and wall mounted units, laminated worktops, mosaic tiled splashbacks, single drainer stainless steel sink unit, mixer tap above, tiled flooring, integrated double oven, four ring halogen hob and extractor fan over, integrated washing machine, thermostat controls, power points, tiled floor, breakfast bar area, further built in floor and wall mounted units, space for American fridge/freezer, inset spot lighting, under unit spot lighting, coved ceiling, floor mounted oil fired boiler, rear aspect window, half glazed, double glazed upvc door to the side. Opening through into:

### LOUNGE

21'4 x 10'5 (6.50m x 3.18m)

Wood laminated flooring, tv point, three wall mounted radiators, Vaulted ceiling with four velux roof lights, two rear aspect windows, side aspect bi-folding doors to patio and gardens having a pleasant outlook towards fields and countryside. Wooden Bi Folding doors lead into:

### PLAY ROOM

12'6 x 11'2 (3.81m x 3.40m)

Wooden flooring, power points, double radiator, artex and coved ceiling.

### UTILITY ROOM

9'6 x 7'7 (2.90m x 2.31m)

Single drainer stainless steel sink unit, base mounted units with laminated worktops, plumbing for washing machine, space for tumble dryer and fridge/freezer, shoe and coat storage area, tiled flooring, coved ceiling, side aspect window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

### LANDING

Power points, single radiator, artex and coved ceiling, access to roof space, door to airing cupboard housing the lagged hot water tank with slatted shelving and storage space.

### MASTER BEDROOM

12'5 x 11'4 max (3.78m x 3.45m max)

Built in double wardrobes, power points, single radiator, tv point, coved ceiling, front aspect window having a pleasant outlook over surrounding fields and countryside.

### EN SUITE

8'6 x 6' max into shower recess (2.59m x 1.83m max into shower recess)

Double shower cubicle, wash hand basin with mixer tap, cupboard below, low level wc, tiled splashbacks, coved ceiling, extractor fan, front aspect frosted window.

### BEDROOM 2

12'5 x 11'10 (3.78m x 3.61m)

Power points, single radiator, coved ceiling, front aspect window having a pleasant outlook.

### BEDROOM 3

11'5 x 9'1 (3.48m x 2.77m)

Power points, tv point, single radiator, coved ceiling, rear aspect window with pleasant elevation views over surroundings fields and countryside.

### BEDROOM 4

9'2 x 8'1 (2.79m x 2.46m)

Power points, single radiator, rear aspect window with pleasant elevated views over surrounding fields and countryside.

### FAMILY BATHROOM

8'8 x 5'8 (2.64m x 1.73m)

Three piece white suite comprising feature claw bath with central mixer tap, low level wc, pedestal wash hand basin, wooden floor boards, tiled walls, wall mirror with light, chrome heated towel rail, coved ceiling, rear aspect frosted window.

### INTEGRAL GARAGE

Part converted to provide a utility room and storage. Accessed via up and over door.

### OUTSIDE

To the front of the property a driveway provides off road parking for two cars.

The front gardens are laid to lawn and provide driveway and additional off road parking space. Steps leads to the front door with gravelled area, gated side access to the rear gardens.

The rear gardens comprise patio/seating area, outside water tap, raised decked area currently housing a hot tub house, the remainder of the lawns are laid to lawn with oil tank, outside lighting. The south facing garden is enclosed by wood panelled fencing offering good levels of privacy and all day sun.

### SERVICES

Mains water, mains drainage, oil and mains electricity.

### 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 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 Latchen Orchard where the property can be found in front of you with a 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).

### AWAITING VENDOR APPROVAL

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