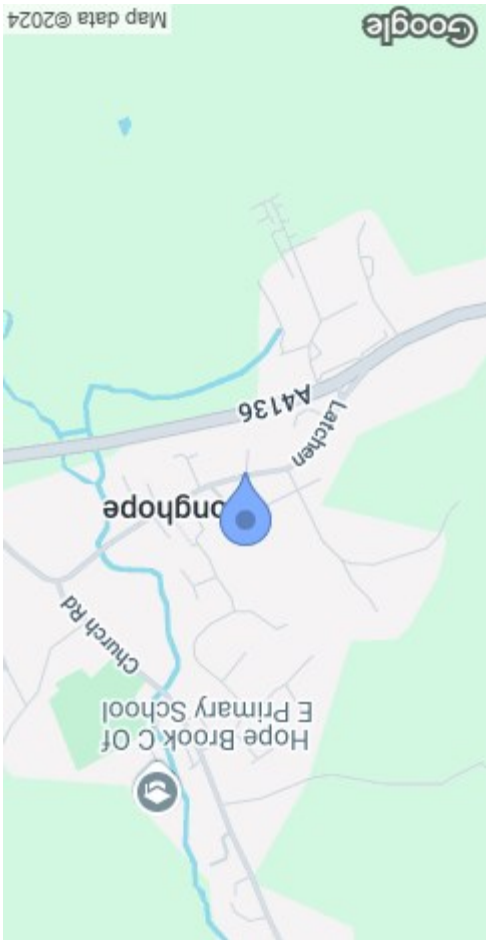


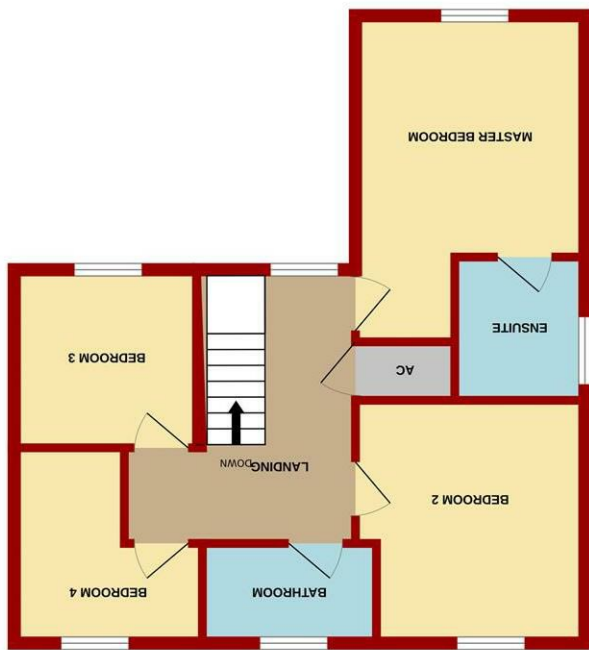


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

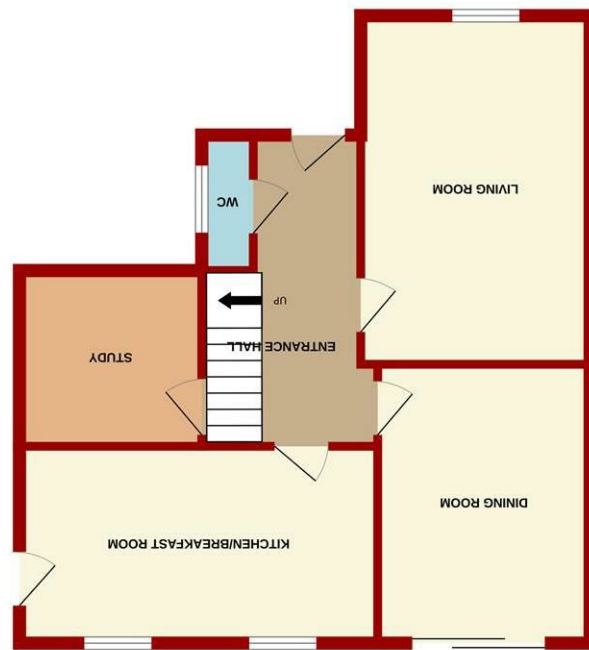
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 Energy Efficiency Rating: G	 Environmental Impact (CO ₂) Rating: G



Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



GROUND FLOOR



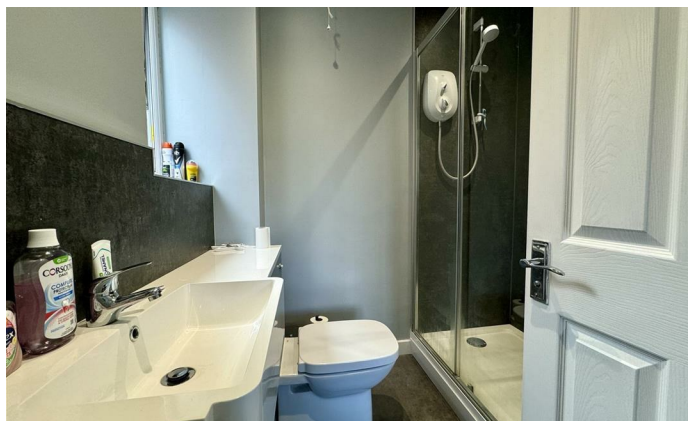
4 Latchen Orchard
 Longhope GL17 0QU

Guide Price £399,950

Occupying a POPULAR VILLAGE LOCATION is this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME having EN-SUITE TO MASTER BEDROOM, RE-FITTED KITCHEN, OFF ROAD PARKING and NEWLY LANDSCAPED REAR GARDEN.

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

Via double glazed composite door, laminate flooring, single radiator, telephone point, turning staircase to the first floor.

DOWNSTAIRS WC

Low level w.c., wall mounted wash hand basin, side aspect frosted window.

LOUNGE

15'07 x 10'05 (4.75m x 3.18m)

Openreach point, telephone point, tv point, radiator, coving, front aspect window.

DINING ROOM

12'05 x 9'06 (3.78m x 2.90m)

Wooden flooring, double radiator, coving, sliding doors to the rear patio and garden.

STUDY

8'09 x 7'09 (2.67m x 2.36m)

Worcester oil fired central heating and domestic hot water boiler, front aspect window.

KITCHEN/BREAKFAST ROOM

17'06 x 8'08 (5.33m x 2.64m)

Refitted to comprise a range of two-tone base, drawer and wall mounted units, laminate worktops, tiled splashbacks, electric oven with extractor fan over ???, plumbing for washing machine, integrated dishwasher, laminate flooring, single radiator, tv point, coving, two rear aspect windows enjoying elevated views, glazed side door to the patio and gardens.

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

LANDING

Access to roof space, single radiator, airing cupboard with lagged hot water tank, slatted shelving and storage, front aspect window.

MASTER BEDROOM

14'00 x 10'05 (4.27m x 3.18m)

Radiator, tv point, coving, front aspect window. Door to:

EN-SUITE SHOWER ROOM

6'05 x 5'09 (1.96m x 1.75m)

Modern double shower cubicle with Mira shower, vanity wash basin with integrated toilet cistern, mixer tap, cupboard below, inset spotlighting, chrome heated towel rail, side aspect frosted window.

BEDROOM 2

10'06 x 10'05 (3.20m x 3.18m)

Single radiator, tv point, rear aspect window enjoying views over countryside.

BEDROOM 3

10'04 x 9'01 (3.15m x 2.77m)

L-shaped, radiator, coving, rear aspect window with lovely views over countryside.

BEDROOM 4

8'05 x 8'02 (2.57m x 2.49m)

Radiator, coving, front aspect window.

FAMILY BATHROOM

7'09 x 5'09 (2.36m x 1.75m)

White suite comprising panelled bath with shower mixer taps, wc, pedestal wash hand basin, single radiator, tiled splashbacks, coving, rear aspect frosted window.

OUTSIDE

To the front of the property there is a driveway and turning area suitable for PARKING FOUR VEHICLES, lawned area and wrought iron gated side access and pathway to the rear.

The rear garden has been landscaped and offers side patio area, pathway and steps leading down to lawned area enclosed by sleepers, SUMMER HOUSE/WORKSHOP, TWO STORAGE SHEDS with power and lighting, gravelled areas, further raised patio seating area, concealed oil storage tank, canopy storage area to other side, enclosed by fencing measure approximately 50' x 25'.

SERVICES

Mains water, electricity and drainage.

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 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.

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.