



Marys Cottage School Lane
Longhope GL17 0LJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £405,000

A FOUR DOUBLE BEDROOM DETACHED MODERN COTTAGE STYLE PROPERTY situated in an ELEVATED POSITION with LOVELY VIEWS TO THE FRONT, SIDE AND REAR OVER SURROUNDING FIELDS AND FARMLAND, CHARACTER FEATURES TO INCLUDE WOODEN LATCH DOORS, STONE FIREPLACE, UNDERFLOOR HEATING TO THE GROUND FLOOR, UPVC DOUBLE GLAZED FULL OPENING WINDOWS enhancing the view on the first floor, SINGLE GARAGE, PARKING FOR THREE / FOUR VEHICLES, ENCLOSED EASILY MAINTAINED GARDEN, all being 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 via part glazed door through to:

ENTRANCE HALL

21'0 x 7'0 (6.40m x 2.13m)

Understairs storage cupboard, under floor heating, side aspect window, stairs to the first floor.

CLOAKROOM

White suite comprising of close coupled WC, corner wash hand basin, tiled splashback, heated towel rail, tiled flooring, under floor heating, front aspect window.

LOUNGE

19'5 x 11'3 (5.92m x 3.43m)

Stone open fireplace with inset wood burning stove, solid wood beam over, exposed timbers, under floor heating, front aspect window with a lovely outlook over surrounding fields, further side and rear aspect windows.

FAMILY KITCHEN / DINING ROOM

19'4 x 12'3 (5.89m x 3.73m)

Belfast sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated double oven, cupboard above and below, four ring electric hob with cooker hood above, full height fridge, dishwasher, wine cooler, tiled flooring, under floor heating, exposed timbers, front aspect window with a lovely private elevated outlook, two side aspect windows.

REAR HALLWAY

Tiled flooring, under floor heating, half glazed stable door through to the rear. Further door through to:

UTILITY / SHOWER ROOM

11'10 x 7'10 (3.61m x 2.39m)

Stainless steel single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, plumbing for washing machine, corner shower cubicle, shower, tiled surround, tiled flooring, underfloor heating, side aspect window. Door to single garage.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Two single radiators, access to insulated roof space, rear aspect Velux roof light.

MASTER BEDROOM

13'3 x 12'6 (4.04m x 3.81m)

Two single radiators, front and side aspect windows, both having a lovely outlook over surrounding fields and farmland. Door to:

EN-SUITE

Fitted shower cubicle and tray, shower, paneled surround, close coupled WC, pedestal wash basin, tiled splashback, heated towel rail, tiled flooring, rear aspect Velux roof light.

BEDROOM 2

17'6 x 9'9 (5.33m x 2.97m)

Two double radiators, two built-in cupboards to the eaves, side aspect window.

BEDROOM 3

11'4 x 9'11 (3.45m x 3.02m)

Single radiator, front aspect window with a lovely outlook onto surrounding fields and farmland.

BEDROOM 4

11'4 x 9'1 (3.45m x 2.77m)

Single radiator, rear aspect window with a lovely outlook onto surrounding fields and farmland.

BATHROOM

White suite comprising of roll top bath, close coupled WC, pedestal wash hand basin, tiled splash back, tiled flooring, heated towel rail, front aspect frosted window.

OUTSIDE

To the rear of the property, a gravelled driveway for the parking of three to four vehicles leads to:

INTEGRAL GARAGE

17'9 x 8'10 (5.41m x 2.69m)

Accessed via up and over door, oil-fired central heating and domestic hot water boiler, hot water tank, shelving, side aspect window.

To the front of the property you have occasional parking for two vehicles then steps lead up to the front door, seating area, outside lighting, lovely outlook onto surrounding fields and farmland, large decked area, useful side garden with paved pathways, raised flower border, log store, gated side access through to the rear. To the other side, there is access through to the rear of the property where there is artificial grass, paved pathway, outside tap, outside lighting, fencing surround.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 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 and turn right at the bottom into Old Monmouth Road. Proceed along taking the first right into Church Road continue along here, taking the left hand turning just before the Church onto School Lane, where the property can be found on the right 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).



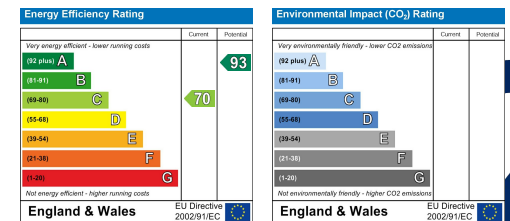
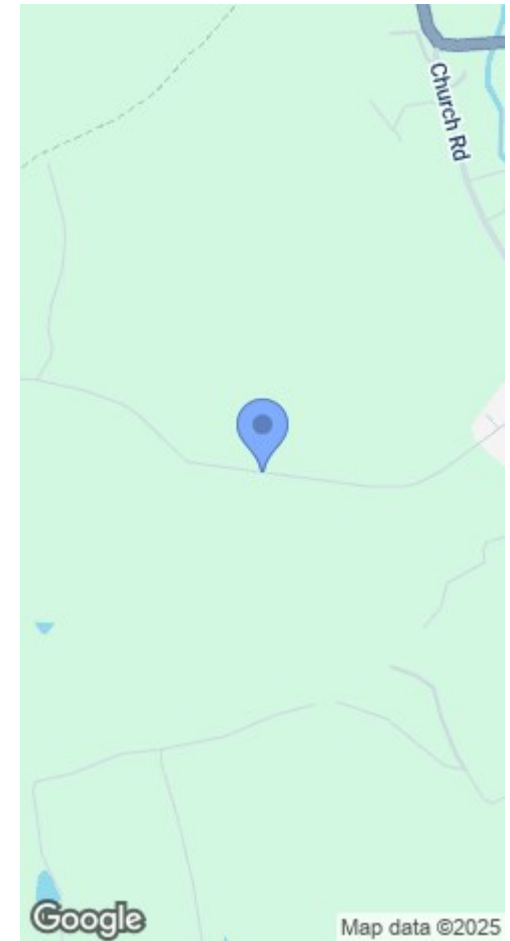
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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.



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