



Tresmere
May Hill, Longhope GL17 0NP



STEVE GOOCH
ESTATE AGENTS | EST 1985

Tresmere

Guide Price £845,000

May Hill, Longhope GL17 0NP

A VERY WELL POSITIONED, ELEVATED FOUR / FIVE BEDROOM DETACHED FAMILY HOME situated in a SUPERB UNSPOILT LOCATION with PANORAMIC SOUTHERLY AND WESTERLY FACING VIEWS OVER GLORIOUS COUNTRYSIDE TOWARDS THE COTSWOLD ESCARPMENT, SET IN LOVELY MATURE GARDENS AND GROUNDS OF APPROXIMATELY ONE AND A HALF ACRES, DOUBLE GARAGE, AMPLE PARKING, SMALL Paddock.

The popular rural village of May Hill offers lovely walks with stunning views across the countryside and surrounding farmland. There is a village hall, church and a popular public house.

Newent is approximately 4 miles away and offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Entrance via part glazed security door through to:

ENTRANCE HALL

Solid hardwood flooring, built-in cloaks cupboard, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, wash hand basin, tiled flooring, rear aspect frosted window.

LOUNGE

Fireplace with inset Clearview wood burning stove, raised tiled hearth, two double radiators, large rear aspect picture window, double glazed sliding doors through to the side aspect with lovely private views over the gardens. Archway giving access through to:

DINING ROOM

Double radiator, south and west facing front and side aspect picture windows with a superb outlook and views over the grounds, fields and farmland beyond, towards the Cotswolds escarpment.

FAMILY KITCHEN / BREAKFAST ROOM

Single bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, plumbing for dishwasher, space for fridge, space for cooker, fitted cooker hood, breakfast bar, radiator, pantry cupboard with shelving, further small broom cupboard, front aspect southerly facing window with superb views.

UTILITY

Oil-fired central heating and domestic hot water boiler, plumbing for washing machine, vent for tumble dryer, space for fridge, wall mounted cupboards, rear aspect window, part glazed frosted door through to the rear.

SITTING ROOM / OCCASIONAL BEDROOM 5

Double radiator, front and side aspect windows with the front aspect being southerly facing with lovely views. Door to:

CLOAKROOM / STORE / POTENTIAL EN-SUITE

White suite with close coupled WC, wash hand basin, single radiator, rear aspect frosted window, part glazed door through to the rear.





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

LANDING

Single radiator, access via loft ladder to insulated roof space (part boarded with light), rear aspect window with outlook onto surrounding land.

MASTER BEDROOM

Double radiator, built-in single wardrobe, fitted further single and double wardrobe, all with various hanging rails and shelving, eaves storage, front and side aspect windows having a lovely outlook over the gardens and grounds. The front aspect has an amazing outlook and views towards the Cotswold escarpment and the River Severn. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, close coupled WC, heated towel rail, rear aspect Velux roof light.

BEDROOM 2

Double radiator, side aspect window with a lovely outlook over the grounds onto fields and farmland beyond.

BEDROOM 3

Single radiator, front aspect southerly facing window with a lovely outlook over the grounds towards the Cotswold escarpment.

BEDROOM 4

Built-in linen cupboard with shelving, single radiator, front and side aspect windows with lovely open views.

BATHROOM

White suite comprising modern panelled bath with shower attachment over, tiled surround, close coupled WC, pedestal wash hand basin, tiled splashback, tiled flooring, heated towel rail, rear aspect frosted window.

OUTSIDE

A long tarmac driveway leads through to a gravelled and tarmac parking and turning area, suitable for the parking of several vehicles. There is also parking for a caravan / motorhome alongside the garage.

DETACHED DOUBLE GARAGE

18'9 x 17'3 (5.72m x 5.26m)

Accessed via electric up and over door, power and lighting, eaves storage space.

The property has lovely gardens surrounding with various large expanses of lawn, interspersed flower beds and borders, mature shrubs, bushes and trees etc., outside lighting, outside tap, greenhouse, seating area with pergola over, wooden garden shed accessed via double timber doors (15'5 x 8'5), two separate outside water taps to the front, cultivated vegetable produce area, access to footpath for walks over May Hill. Within the gardens, there is a small fishpond, various pathways and various paved patio areas including an attractive circle shaped patio area, mature trees, natural hedging boundary. There are also three apple trees and Blaisdon plums. The gardens open out to a small paddock area with natural hedging boundary and a separate five bar gated access from the lane. From the front of the property, there are lovely unspoilt views over surrounding fields and farmland towards the Cotswold escarpment. The plot measures approximately 1.5 acres. Accessed from the track is:

TIMBER GARAGE

17'7 x 12'8 (5.36m x 3.86m)

Power and lighting, two front aspect windows, personal door through to the gardens. Parking to the front for at least one vehicle.

SERVICES

Mains water and electricity, septic tank, oil-fired 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: F
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

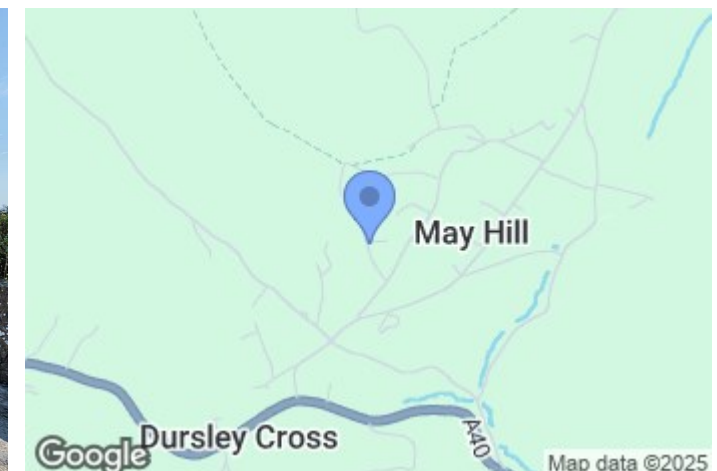
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed out along the B4211 towards Huntley for 2/3 miles until you see a turning right signposted towards May Hill along Judges Lane, proceed along here until the end and at the junction turn left, bearing right passing the Glasshouse Public House on the left hand side. Proceed up the Hill, taking the second turning into Folly Lane (going back on yourself to the right). Proceed up here, taking the first turning left onto a small lane. Proceed up the hill for about 100 yards and the track to Tresmere will be found on your 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).

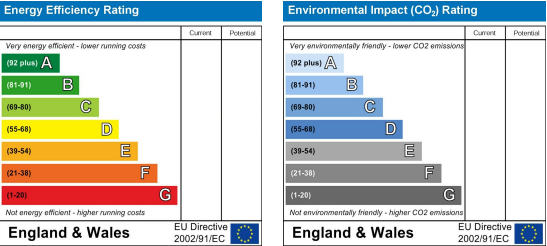


Tresmere, May Hill, Longhope, Gloucestershire
Approximate Gross Internal Area
Main House = 186 Sq M/2002 Sq Ft
Garage = 30 Sq M/323 Sq Ft
Outbuilding = 21 Sq M/226 Sq Ft
Total = 237 Sq M/2551 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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 | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys