



The Elms Longhope Road  
Broom Hill, Huntley GL19 3HA

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# The Elms Longhope Road

## Broom Hill, Huntley GL19 3HA

Guide Price £799,000

**A FOUR DOUBLE BEDROOM BRAND NEW DETACHED HOUSE which has been FINISHED TO A HIGH STANDARD THROUGHOUT. The property enjoys VERSATILE ACCOMMODATION with TWO EN-SUITE SHOWER ROOMS, SNUG and STUDY. The VAST WINDOWS ENJOY THE UNSPOILT VIEWS OVER THE GARDEN AND THE SURROUNDING FIELDS AND FARMLAND. The plot amounts to JUST OVER ONE QUARTER OF AN ACRE. The property has a DOUBLE GARAGE and COMES WITH A 10 YEAR BUILDMARK GUARANTEE.**

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





The property is accessed via a part glazed door into:

### **SPACIOUS ENTRANCE HALLWAY**

Fully tiled flooring with underfloor heating, understairs storage cupboard, stairs lead to the first floor. Door into:

### **CLOAKROOM**

White suite comprising close coupled W.C, wash hand basin with tiled splashback, tiled flooring with underfloor heating.

### **OPEN PLAN LIVING ROOM / KITCHEN**

#### **LIVING ROOM**

**23'01 x 15'08 (7.04m x 4.78m)**

Tiled flooring with underfloor heating, ceiling spotlights, side aspect full height window, rear aspect fully glazed bi-fold doors enjoying a lovely outlook over the garden and fields beyond. This opens into:

#### **KITCHEN**

**13'05 x 13'03 (4.09m x 4.04m)**

Fully fitted kitchen comprising a double bowl sink unit with mixer tap over, range of base and wall mounted units, integrated NEFF electric double oven, full height fridge and full height freezer, NEFF five ring electric hob with cooker hood above, plumbing for dishwasher, tiled flooring with underfloor heating, ceiling spotlights, rear aspect window overlooking the garden with unspoilt outlook over the fields beyond.

#### **SITTING ROOM/SNUG**

**15'03 x 12'06 (4.65m x 3.81m)**

Underfloor heating, full height bifold doors leading to the rear patio.

#### **STUDY**

**12'06 x 5'11 (3.81m x 1.80m)**

Underfloor heating, front aspect window.





## UTILITY ROOM

**10'03 x 7'11 (3.12m x 2.41m)**

Single bowl single drainer stainless steel sink unit with mixer tap and cupboard beneath, plumbing for washing machine and space for tumble dryer, pressurised water tank, front aspect window, side aspect half glazed door.

FROM THE ENTRANCE HALLWAY, EASY TREAD STAIRCASE LEADS TO THE FIRST FLOOR:

## GALLERIED LANDING

Double radiator, storage cupboard, access to roof space, full height front aspect window. Door into:

## MASTER BEDROOM

**18'05 x 16'01 (5.61m x 4.90m)**

Two double radiators, large walk in wardrobes with hanging rail and shelving, fully glazed French doors leading out to the French balcony enjoying spectacular views over the gardens and countryside beyond.

## EN SUITE SHOWER ROOM

Fitted double shower cubicle with tray and tiled surround, vanity wash hand basin with cupboard beneath, close coupled W.C, heated towel rail, wall mirror.

## BEDROOM 2

**12'07 x 11'03 (3.84m x 3.43m)**

Double radiator, front aspect window. Door into:

## EN SUITE SHOWER ROOM

Fitted double shower cubicle with tray and tiled surround, wash hand basin with tiled splashback, close coupled W.C, heated towel rail, wall mounted mirror, front aspect frosted window.

## BEDROOM 3

**13'2 x 10'07 (4.01m x 3.23m)**

Double radiator, built in double wardrobe with hanging rail and shelving, rear aspect window enjoying a lovely outlook over surrounding fields.

## BEDROOM 4

**11'06 x 8'09 (3.51m x 2.67m)**

Double radiator, rear aspect window enjoying a lovely outlook over surrounding fields.



## **FAMILY BATHROOM**

**12'05 x 7'08 (3.78m x 2.34m)**

Rolled top bath, walk in double shower cubicle with tiled surround, close coupled W.C, vanity wash hand basin with drawers below and tiled splashbacks, wall mounted mirror, heated towel rail, front aspect frosted window.

## **OUTSIDE**

Double timber gates lead to a gravelled parking/turning area providing off road parking for several vehicles which in turn leads to:

## **DETACHED DOUBLE GARAGE**

**21'00 x 21'00 (6.40m x 6.40m)**

Electric up and over door, power and lighting, eave storage space, personal door to the side.

From the parking area a pathway leads to the front door with a lawned area to either side. The property also benefits from having outside lights, power point and an electric charging point, all being enclosed by fencing surround.

The large rear garden is mostly laid to lawn and benefits from having an outside tap and lighting. The rear garden is surrounded by fencing surround and enjoys stunning unspoilt outlook over surrounding fields.

The plot measures just over one quarter of an acre.

## **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.

## **SERVICES**

Mains water, mains electric, septic tank, air source heat pump.

## **WATER RATES**

To be advised.







## LOCAL AUTHORITY

Council Tax Band: TBC  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWINGS

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

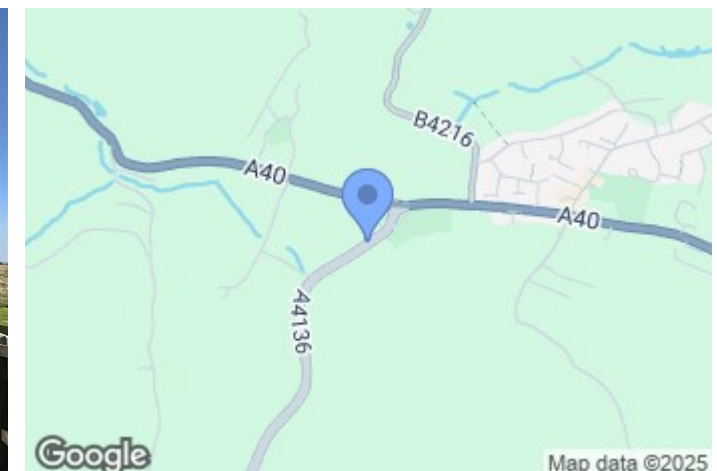
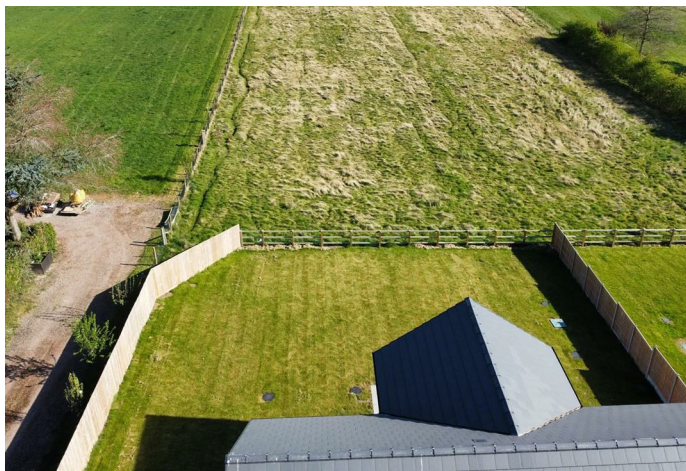
Proceed to Huntley and the A40. Turn right to the traffic lights and take the first left on to the A4136 towards Little London where the property can be found after a short distance on the left hand side.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

## AWAITING VENDOR APPROVAL

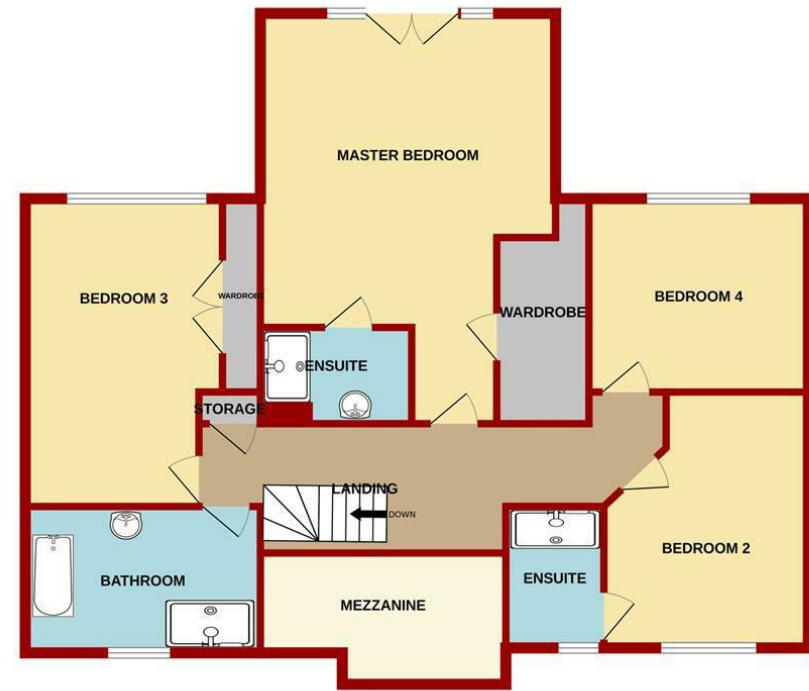
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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)

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