



Green Court Blaisdon Lane
Blaisdon, Longhope GL17 0AL



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Blaisdon, Longhope GL17 0AL

Guide Price £795,000

STANDING IN EXCESS OF 2,200 SQ FT is this FOUR DOUBLE BEDROOM DETACHED HOUSE with THREE RECEPTIONS, located in the PRESTIGIOUS VILLAGE OF BLAISDON, CLOSE TO THE FOREST OF DEAN WHERE MANY RURAL PURSUITS CAN BE ENJOYED. THE PROPERTY SITS IN AN ENVIABLE ELEVATED POSITION, BACKING ONTO OPEN FIELDS AND COUNTRYSIDE WITH STUNNING VIEWS TOWARDS GLOUCESTER AND BEYOND TO THE FRONT. The property has undergone EXTENSIVE REFURBISHMENT by the current vendors and offers SPACIOUS AND VERSATILE FAMILY ACCOMMODATION.

The property is situated in the popular village of Blaisdon which offers a public house and church. The village of Longhope (3 miles approximately), which is located just off the A40, offers a range of amenities to include some small shops, post office, junior school, 2 public houses, church and village hall. The market town of Newent (7 miles approximately) offers a good range of shops, supermarket, primary and secondary school, churches of various denominations, health centre, sports and community centres and library. The City of Gloucester (10 miles distant) offers more comprehensive facilities and the nearest railway station.

For the commuter, access to the motorway network can be gained via Junction 11a of the M5 (10 miles approximately) for onward travel linking up the Midlands, and the North, Wales and the South.



Double glazed front door leads into:

ENTRANCE PORCH

Shoe and coat storage area. Through further glazed wooden door into:

ENTRANCE HALL

Stripped wooden floorboards, alarm control pad, stairs leading off, double radiator.

SITTING ROOM

22'7 x 12'10 max (6.88m x 3.91m max)

Cast iron log burner, two double radiators, front and side aspect windows with rear aspect French doors to patio and gardens. Elevated views can be enjoyed to the front aspect.

SHOWER ROOM

7'1 x 5'9 (2.16m x 1.75m)

Corner shower cubicle with Mira electric shower, WC, wash hand basin, double radiator, built-in storage cupboards, tiled floor and walls, extractor fan, rear aspect frosted window.

DINING ROOM

15'9 x 12'2 (4.80m x 3.71m)

Exposed wooden floorboards, double radiator, feature fireplace, Gigaclear point, large front aspect picture window with beautiful elevated views, bi-fold doors leading to:

LOUNGE

16'0 x 13'0 (4.88m x 3.96m)

Exposed wooden floorboards, inset spotlighting, side aspect window, large front aspect picture window with stunning views. Bi-fold doors from dining room lead into:

SNUG

11'2 x 10'0 (3.40m x 3.05m)

Exposed floorboards, fireplace housing cast iron log burner, built-in storage cupboard, opening through to:





KITCHEN

13'13 x 13'10 (3.96m x 4.22m)

Handmade kitchen comprising base mounted units with further wall mounted units and glazed plate cupboards, space for freestanding fridge / freezer, dishwasher, Smeg range oven with six ring gas top, tiled flooring, thumb latch door to under stairs storage cupboard, inset spotlighting, side aspect glazed door leading to the gardens, two side aspect windows, rear aspect window with views over open fields and countryside.

UTILITY ROOM

13'0 x 10'2 (3.96m x 3.10m)

Base mounted units, laminated worktops, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, Worcester oil-fired boiler supplying the hot water and central heating, thermostat controls, built-in pantry cupboards, space for freestanding tall fridge / freeze, side and rear aspect windows. Back door to gravelled courtyard.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Built-in storage, access to roof space, louvre doors to cupboard with cylinders.

MASTER BEDROOM

17'9 x 14'4 into bay (5.41m x 4.37m into bay)

Additional recess housing built-in triple double wardrobes, two radiators, access to roof space, two side aspect windows, front aspect window offering stunning views over the countryside towards the Cotswold escarpment.

BEDROOM 2

13'3 x 12'5 (4.04m x 3.78m)

Double radiator, side and rear aspect windows offering lovely views over surrounding countryside.

BEDROOM 3

14'6 x 13'6 into front bay (4.42m x 4.11m into front bay)

Double radiator, front aspect windows offering a lovely view.

BEDROOM 4

13'2 x 11'0 (4.01m x 3.35m)

Single radiator, side aspect window, front aspect window offering beautiful views over the surrounding countryside towards the Cotswolds escarpment.

BATHROOM

9'7 x 8'0 (2.92m x 2.44m)

Large bath with mixer tap, vanity wash hand basin with mixer tap and cupboard below, walk-in double shower cubicle with glazed screen, modern panelled radiator, tiled floor and walls, side aspect window.

OUTSIDE

To the front of the property, a five bar gated access leads to a block paved driveway suitable for the parking of at least six vehicles. The property sits centrally within a 0.4 acre plot. To the left of the property, there are large lawned areas with mature trees and planted borders. The lawns wrap around the back and other side of the property with courtyard seating area, wooden built garden shed and storage area, oil tank, outside power points, further gravelled courtyard with outside lighting, several mature fruit trees to include apple and cherry, vegetable garden with raised planters, greenhouse, log store. At the very front of the garden, there are composting bays. The gardens, as a whole, are enclosed by hedging and post and wire fencing, backing onto open fields and countryside with stunning elevated views to the front.

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.

The vendor has advised that Gigaclear is available at the property.

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 Gloucester, proceed along the A40 towards the Forest of Dean. Upon reaching Huntley, turn left on the A4136 signposted Longhope at the traffic lights. Continue along, turning left towards Blaisdon. After a short distance, the property will be found on your right hand side as indicated by our '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.



GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 2372 sq.ft. (220.4 sq.m.) approx.
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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70	England & Wales	EU Directive 2002/91/EC	





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