



Green Banks
Old Hill, Longhope GL17 0PF

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

Green Banks

Guide Price £440,000

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A SPACIOUS AND INDIVIDUAL THREE BEDROOM DETACHED SPLIT LEVEL BUNGALOW OFFERING MUCH POTENTIAL, situated at the END OF A PRIVATE NO THROUGH ROAD OFFERING STUNNING ELEVATED VIEWS THROUGH THE VALLEY, AMPLE OFF ROAD PARKING, GARAGING, POTENTIAL TO CONVERT LOWER GROUND FLOOR.

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.



Enter the property via UPVC double glazed front door with frosted side panels into:

ENTRANCE AREA

6'0 x 5'0 (1.83m x 1.52m)

Glazed wooden door into:

INNER HALLWAY

9'0 x 8'0 (2.74m x 2.44m)

Double doors to airing cupboard single radiator.

MAIN HALLWAY

Single radiator, parquet flooring, door to two cloaks cupboards. Glazed wooden door into:

DINING ROOM

10'3 x 9'0 (3.12m x 2.74m)

Single radiator, rear aspect windows. Step down into:

LOUNGE

17'5 x 14'5 (5.31m x 4.39m)

Exposed stone fireplace, two skirting radiators, TV point, front aspect picture window offering stunning elevated views through the valley. Glazed wooden door into:

KITCHEN / BREAKFAST ROOM

11'3 x 10'3 (3.43m x 3.12m)

Base and wall mounted units with laminated worktops and tiled splashbacks, single drainer stainless steel sink unit with mixer tap, integrated dishwasher and fridge, single radiator, built-in two seater breakfast bar, half glazed door to sun room, rear aspect picture window offering stunning views through the valley. Louvre doors into:

PANTRY

4'6 x 4'6 (1.37m x 1.37m)

Consumer unit, shelving and storage space, plug for fridge.

BEDROOM 1

14'4 x 10'7 (4.37m x 3.23m)

Additional recess housing built-in double wardrobes, vanity wash hand basin with cupboard below and built-in bedroom furniture, single radiator, front aspect window.

BEDROOM 2

11'6 x 9'2 (3.51m x 2.79m)

Single radiator, built-in single wardrobe, front aspect window.





BATHROOM

9'4 x 6'4 (2.84m x 1.93m)

Wood panelled bath with mixer tap and shower detachment, vanity wash hand basin with cupboard below, separate shower cubicle with inset detachable rain shower, spotlighting, tiled walls, double radiator, two front aspect frosted windows.

WC

Toilet, sink and wash hand basin, spotlighting, front aspect frosted window.

Half glazed UPVC door from kitchen into:

SUN ROOM

12'7 x 11'5 (3.84m x 3.48m)

Telephone point, single radiator, front and side aspect windows. Glazed wooden door leading to:

EXTERNAL BALCONY

24'0 x 9'0 (7.32m x 2.74m)

Steps leading down to the parking area, canopy area, wrought iron surround. The balcony enjoys the stunning views through the valley.

BEDROOM 3

12'7 x 8'5 (3.84m x 2.57m)

Radiator, spotlighting, front aspect window.

INNER HALLWAY AREA

Alternate glazed front door (to front drive), single radiator. Door to:

FROM THE SUN ROOM, A SPIRAL STAIRCASE LEADS DOWN TO:

LOWER GROUND FLOOR

LOWER GROUND FLOOR HALLWAY

11'4 x 6'0 (3.45m x 1.83m)

Tiled flooring, double radiator, glazed door to patio.

HOME OFFICE

11'3 x 6'0 (3.43m x 1.83m)

Inset spotlighting, radiator, side aspect window.

GARAGE / STORE AREA

24'5 x 11'0 (7.44m x 3.35m)

Garage accessed to the front via up and over door, rear store area with door into storage cupboard, side aspect frosted window. Opening through to:

BOILER ROOM

9'8 x 8'2 (2.95m x 2.49m)

Floor mounted Worcester oil-fired boiler, space for appliance, shelving and storage. Louvre doors into:

CLOAKROOM

WC, sink, front aspect frosted window.

FROM THE GARAGE, DOOR LEADS INTO:

UTILITY ROOM

9'6 x 8'3 (2.90m x 2.51m)

Built-in base mounted units with laminated worktops, tiled splashbacks, single drainer sink, plumbing for washing machine. Door to:

STORE ROOM

13'0 x 6'9 (3.96m x 2.06m)

OUTSIDE

To the front of the property, a driveway approach leads to off road parking suitable for four to six vehicles, with the driveway continuing around the side of the property to a car parking and turning area, which gives access to the garage and steps to the balcony. Steps lead down to the lower garden area with mature planted beds, large lawned areas, several mature fruit trees, enjoying the lovely views. Door leads into:

WORKSHOP / POTTING SHED

25'0 x 8'5 (7.62m x 2.57m)

Work bench area, shelving and storage space, side and rear aspect windows.

Pathway continues around the lower perimeter of the garden to further lawned areas at the side with gravelled seating area, evergreen hedgerow, water feature with raised planted borders, secret garden area (which is the old Roman Road which has been re-wilded to a woodland area) with paths leading back up to the patio seating area and the front of the property. There is an outside water tap and lighting. The gardens are all enclosed by wood panel fencing and mature hedging.

SERVICES

Mains water, electricity and drainage. 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: D

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) until reaching the A40 at Huntley. Turn right here then first left at the traffic lights towards Longhope and Mitcheldean. Proceed along here, through Little London and as you approach the top of the hill turn right into Old Hill. Proceed along here and turn left onto the no through lane where the property can be found on the left hand side.

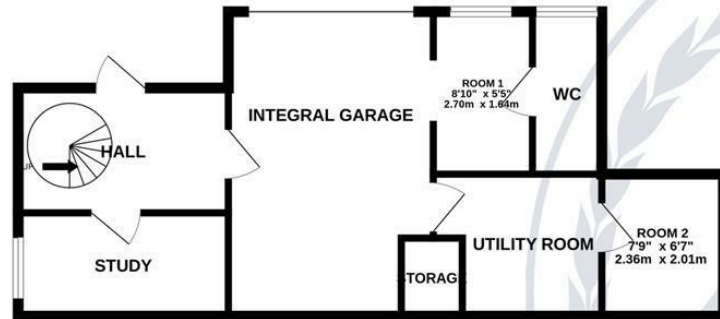
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PROPERTY SURVEYS

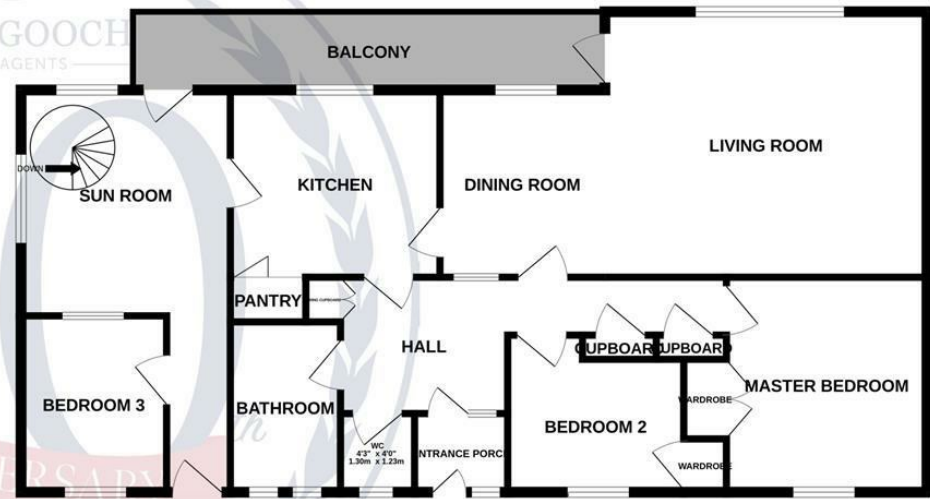
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



ENTRANCE 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		50	63

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



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