



Longview House Tewkesbury Road
Longford, Gloucester GL2 9BN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Longview House Tewkesbury Road

Longford, Gloucester GL2 9BN

£795,000

Stunning extended four double bedroom detached family home with an amazing 30ft kitchen/garden/family room extension sitting within a plot of a fifth of an acre on the Tewkesbury Road.

Accommodation on the ground floor comprises porch, entrance hallway, cloakroom, 18ft lounge, 24ft drawing room, 30ft beautifully fitted kitchen/garden/family room with patio doors and views of the garden, utility room, study.

Upstairs you have the master suite with a dressing room and en-suite facilities, bedroom two with access to an en-suite shower room, bedrooms three and four with a Jack and Jill en-suite shower room.

Outside at the front of the property there is a generous block paved driveway proving plenty of off road parking and a single garage.

At the rear of the property you have a lovely enclosed garden that is mainly laid to lawn with a porcelain patio that is under construction.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Double glazed front door leads into:

ENTRANCE PORCH

Marble style tiled flooring, upvc double glazed windows to either sides, a further upvc double glazed door leads into:

ENTRANCE HALLWAY

18'7 x 9'3 max (5.66m x 2.82m max)

Marble style tiled floor, stairs leading off with storage recess under, downlighters, coved ceiling.

CLOAKROOM

Low level w.c., pedestal wash hand basin with a chrome mixer tap, tiled floor, chrome heated towel rail, upvc double glazed window to front elevation.

LOUNGE

18'6 x 11'7 max (5.64m x 3.53m max)

Single radiator, media wall, recess for shelving with downlighters, coved ceiling, upvc double glazed window to front elevation.

DRAWING ROOM

24'7 x 14'3 max (7.49m x 4.34m max)

Marble style tiled floor, bespoke built in storage cupboards, worksurface and display shelves, radiator, coved ceiling with downlighters, upvc double glazed window to side elevation, bifold doors into:

KITCHEN/GARDEN/FAMILY ROOM

30'6 x 23'7 max (9.30m x 7.19m max)

Base and wall mounted units, quartz worktops, one and a half bowl sink unit with a mixer tap, two built in electric ovens, dishwasher, Island unit housing an induction hob, breakfast bar with a quartz worksurface, two air conditioning units, two lanterns, downlighters, wall lights, tv point, patio doors and window to rear elevation overlooking the rear garden and surrounding area.

UTILITY ROOM

10'4 x 7'9 (3.15m x 2.36m)

Marble style tiled floor, cloaks hanging space, built in storage cupboards, cupboard housing the gas fired central heating boiler.





STUDY

10'9 x 9'5 max (3.28m x 2.87m max)

Double radiator, upvc double glazed bay window to front elevation overlooking the surrounded area and wooden hillsides beyond, matching window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Oak veneer flooring, access to loft space.

MASTER SUITE

23'2 x 15'5 max (7.06m x 4.70m max)

Wall lights, single radiator, tiled plinth housing the en-suite facilities which comprises a freestanding bath with a mixer tap and shower head attachment, low level w.c., wash hand basin with a mixer tap, worksurface and cupboards below, dressing area with fitted wardrobes and single radiator, three roof lights, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 2

13'6 x 12'2 (4.11m x 3.71m)

Solid oak flooring, wardrobe, radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding countryside, through to:

EN-SUITE SHOWER ROOM

9'1 x 8'6 (2.77m x 2.59m)

Walk in shower enclosure and unit, low level w.c., bidet, vanity wash hand basin with a mixer tap and cupboards below, travertine style walls and floor, downlighters, single radiator, extractor fan, upvc double glazed window to side elevation.

BEDROOM 3

13'4 x 9' (4.06m x 2.74m)

Built in wardrobes, single radiator, upvc double glazed window to front elevation, through to:

JACK AND JILL EN-SUITE SHOWER ROOM

8'4 x 5'2 max (2.54m x 1.57m max)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, tiled floor, fully tiled walls, downlighters, chrome heated towel rail.

BEDROOM 4

12'8 x 9' max (3.86m x 2.74m max)

Single radiator, door into the Jack and Jill en-suite shower room, upvc double glazed window to front elevation overlooking the surrounding area and hillsides beyond.

OUTSIDE

To the front there is a generous block paved driveway providing off road parking/turning for several vehicles. There is also a:

SINGLE DETACHED GARAGE

Roller shutter door to front elevation, window and door to side elevation, power and lighting.

At the side of the property there is gated access which leads around to a lovely enclosed garden which is mainly laid to lawn with a variety of plants, bushes, mature trees and a porcelain patio under construction.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: F
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





DIRECTIONS

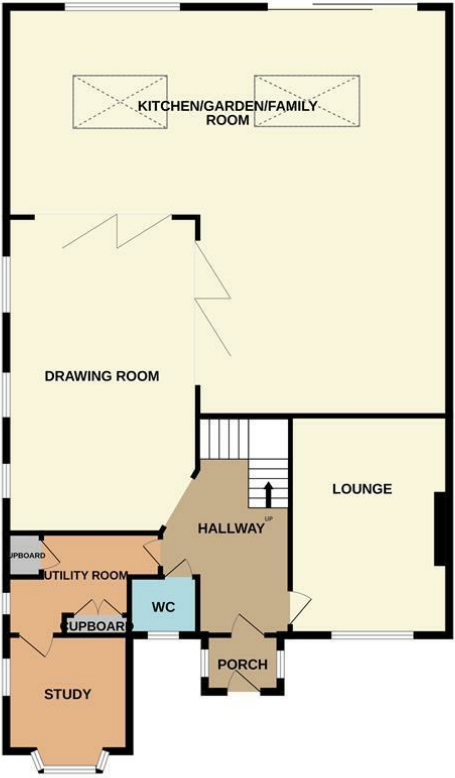
From Estcourt Road turn right where signposted into Tewkesbury Road and proceed along here where the property can be located on the left hand side.

PROPERTY SURVEYS

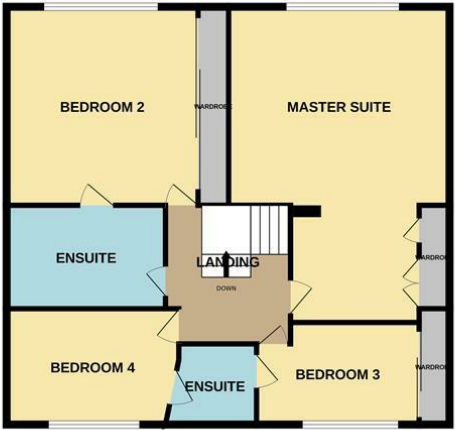
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR
1623 sq.ft. (150.7 sq.m.) approx.



1ST FLOOR
1009 sq.ft. (93.7 sq.m.) approx.

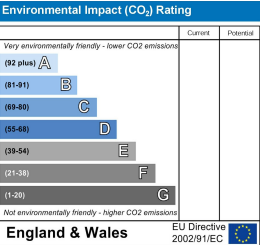
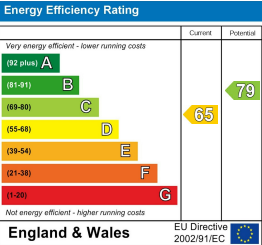


TOTAL FLOOR AREA : 2632 sq.ft. (244.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.





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