



Rectory Meadow, Longhope GL17 0LQ
Guide Price £255,000



Rectory Meadow, Longhope GL17 0LQ

- Three bedroom semi-detached property
- Immaculately presented throughout
- Popular village location
- Conservatory
- Potential rental income for £1,000 pcm
- Well maintained front and rear garden
- EPC D63

Guide Price £255,000



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Accommodation

This semi-detached family home boasts a generously sized hallway lending ample space for shoes, coats and such like. The hallway leads through to the reception rooms and cloakroom with WC and wash hand basin. The living room is a practical size and benefits from ample natural light with views across the rear garden. Equally as light, the dining room offers a sociable space with patio doors to outside. Providing ample storage in a range of floor and eye level units, the galley styled kitchen benefits from integrated appliances to include electric oven and four ring induction hob. Further space for fridge freezer alongside plumbing for washing machine and dishwasher. Completing downstairs, the conservatory offers a versatile space, previously used as a home office, this room lends itself well to being a kids room or snug. Upstairs comprises of three generously sized bedrooms with the larger two being doubles, and a family bathroom to include WC, wash hand basin and bath.

Outside

To the front of the home is an area of lawn which benefits from an array of shrubbery and well cared for bushes. Leading through, the garden wraps around to the rear of the property, which offers a versatile space for both novice and experienced gardeners, while also giving access to the shed. A patio adjacent to the rear of the property creates a space ideal for al fresco dining with the addition of a lawn area with mature laurel tree, small

vegetable patch, and large area for potted flowers and shrubbery.

Location

Longhope is a small village in west Gloucestershire, situated within the Forest of Dean it has been in existence since before the invasion of the Normans in 1066. The place name means long, enclosed valley which describes the aspect of the village. With the local Hope Brook C of E primary school for 4-11 years and Pippins Preschool Nursery from 2 years, an active football club and local post office.

Local Authority, Services, Tenure & Broadband

Freehold

Mains water, drainage and electricity are connected to the property

Forest of Dean District Council Tax Band B - £1,684.68 (2024/25)

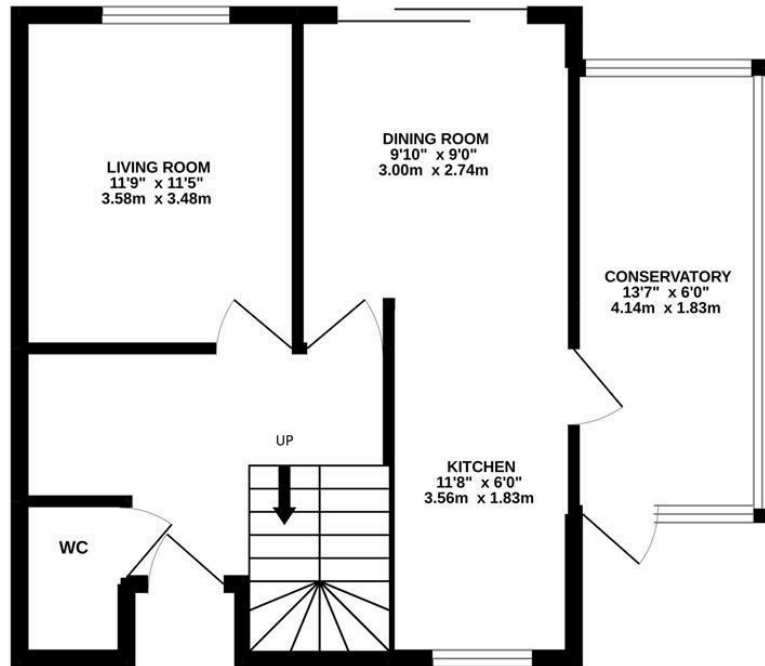
Broadband Speed - Ultrafast Av 1000 mbps

Directions

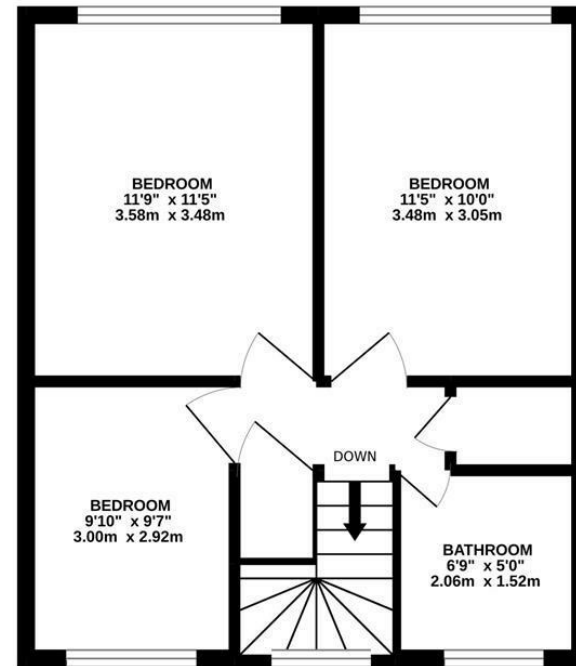
From Gloucester proceed along the A40 passing through Huntley towards Ross On Wye and as you enter Longhope you come to a sharp sweeping right hand bend. Turn left here onto Church Road, continue along past the Church and you will come to the Rectory Meadow turning on your right. The property is located at the end of the cul-de-sac.



GROUND FLOOR



1ST FLOOR



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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