



Dursley Cross, Longhope GL17 0RD
Guide Price £625,000



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- Countryside location
- 1/3 acre plot
- Rural views
- Ample parking
- Popular village
- Planning permission to extend
- EPC E45

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Entrance Hall

Stairs to first floor, doors to both living room and dining room

Living Room

Feature fire place with stone surround and inset wood burning stove. Windows to front and side aspect. Door to conservatory and door to kitchen

Conservatory

Door to outside

Kitchen

Single drainer sink unit, range of base and wall mounted units with worktops over, space for a range style cooker, built in pantry cupboard and doors off. Rear aspect window.

Utility Room

Plumbing for washing machine and space for tumble drier, rear aspect window, door to WC and door to garden

Dining Room

Wood burning stove, front and rear aspect windows, double doors currently to garden and foundations for extension

Bedroom One

Built in storage, front and side aspect windows and door through to;

En Suite Shower Room

Shower enclosure with electric shower unit, WC and wash hand basin, window to front aspect.

Bedroom Two

Windows to front and rear aspect, door to;

En Suite Shower Room

Shower enclosure with electric shower over, WC and hand basin

Bedroom Three

Side aspect window

Bedroom Four

Side aspect window

Family Bathroom

White suite comprising bath, WC and hand basin, window to rear.

Outside

The property benefits from ample off road parking. To the one side is a driveway with two parking spaces which leads to detached single garage. On the other side is open access to gravelled parking and turning area which has space for at least 5 vehicles and leads to the garden which is mainly laid to lawn with mature hedgerow border. To the top of the garden is further expanse of lawn, a raised patio and summer house. The garden enjoys lovely rural views. In total the plot measure in excess of 1/3 of an acre.

Location

May Hill is a familiar landmark seen for many miles around, with its near circular distinctive stand of pine trees, and at its summit the highest point of West Gloucestershire and on a clear day you can see up to 12 other counties, the hill was enclosed by an act of parliament in 1873 and passed into the care of the National Trust in 1935. Also, home to the popular Glass House Inn a charming red brick public house on the slopes of May Hill, the village also has a local village hall.

Material Information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council - £2647.37 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: private drainage

Heating: oil

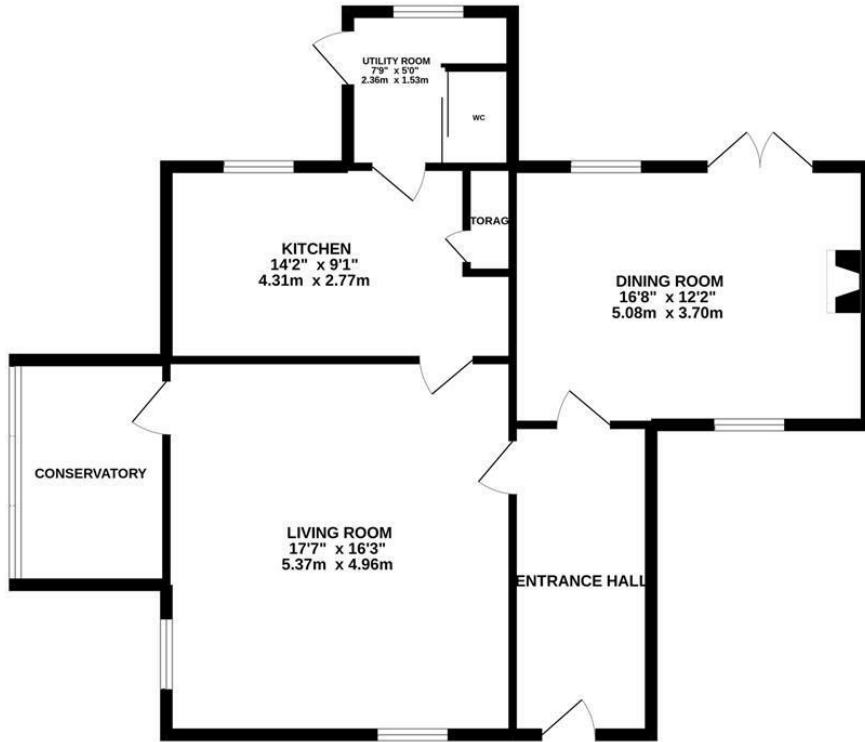
Broadband speed: Basic 15 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2

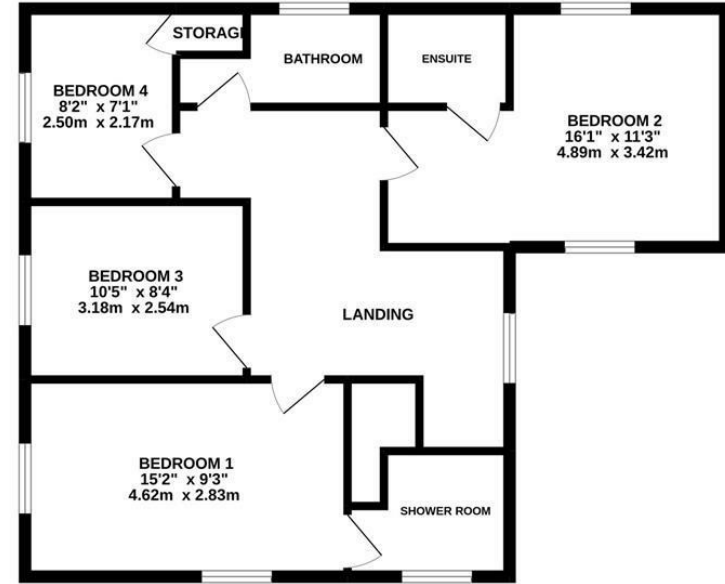
Please note planning permission was granted in 2008 to extend the dining room and create a porch. Foundations were built and so planning remains valid. P0216/08/FUL



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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