



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



## 3 Swallow Lakes

Little London, Longhope, GL17 0PH

**£180,000**



Escape to the Country! The Pinehurst 40ftx20ft captures modern practical living with exceptionally well thought out design. This spacious TWO double bedroom lodge is on a site for over 45's, situated in a rural location with fantastic views of the surrounding countryside!

Swallow Lakes itself is situated at the end of a private drive and has secure access, in a secluded valley, yet is close to the villages of Longhope and Huntley, with the city of Gloucester and towns of Ross-on-Wye and Newent nearby.



## Entrance/Utility

Open Plan/ Kitchen & Lounge 23'9 x 19'5 (7.24m x 5.92m)

Master Bedroom 9'7 x 8'8 (2.92m x 2.64m)

Ensuite

Bedroom 2 10'4 x 9'7 (3.15m x 2.92m)

Bathroom

## OUTSIDE

Double wrought iron gates to the front leading to the gravelled driveway with ample parking for two vehicles.

The garden has been landscaped with a useful large shed, benefitting outside tap, power point and pergola, ideal for entertaining. The views from here across the lake and surrounding countryside are fantastic.

## Useful Information

The site is for over 45's

The park home is a Willerby Pinehurst Model 2020

Service and Maintenance charge includes water and communal grounds, this is £305 PM approx.

Two pets allowed

## Services

Mains drainage, water and Calor gas bottles.

Forest of Dean District Council tax band A

## Tenure

Leasehold

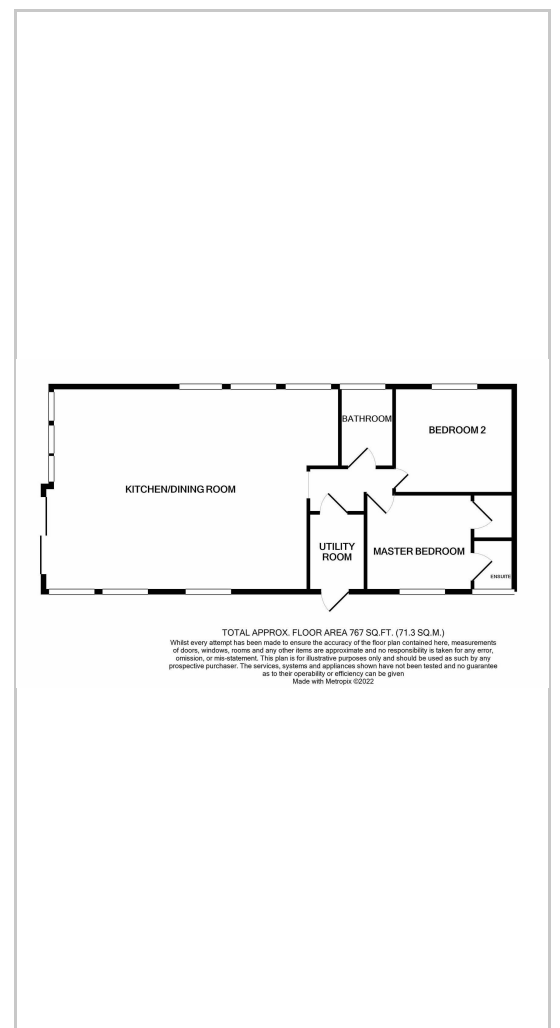
## Directions

From Gloucester and Ross-on-Wye leave the A40 signposted Longhope A4136 passing the sign for Little London, continue along for a short distance, following the signposts for "Dick Whittington Farm Park" and "Swallow Lakes", take the right turn and follow the driveway in, passing the farm park (car park), continue along the driveway and you have arrived. Number 3 is on the brow of the hill just in front of you.

## Area Map



## Floor Plans



## Energy Efficiency Graph