



2 Latchen Orchard  
, Longhope, GL17 0QU

**£400,000**

 4  2  2  E



Are you searching for a FOUR bedroom DETACHED family home in a Village? This property offers lots of potential benefitting, KITCHEN with double doors opening into the dining room and ENSUITE to master bedroom, furthermore DOUBLE GARAGE. Situated in a Cul-De-Sac with beautiful countryside on your doorstep and far reaching views of May Hill.

#### THE SITUATION

The local village of Longhope is located just off the A40. The village offers a range of amenities to include shop/post office, artisan bakery, three local primary schools. (Hope Brook is within walking distance) and secondary schools are also nearby. Furthermore two public houses, church, village hall and recreation ground and craft centre.

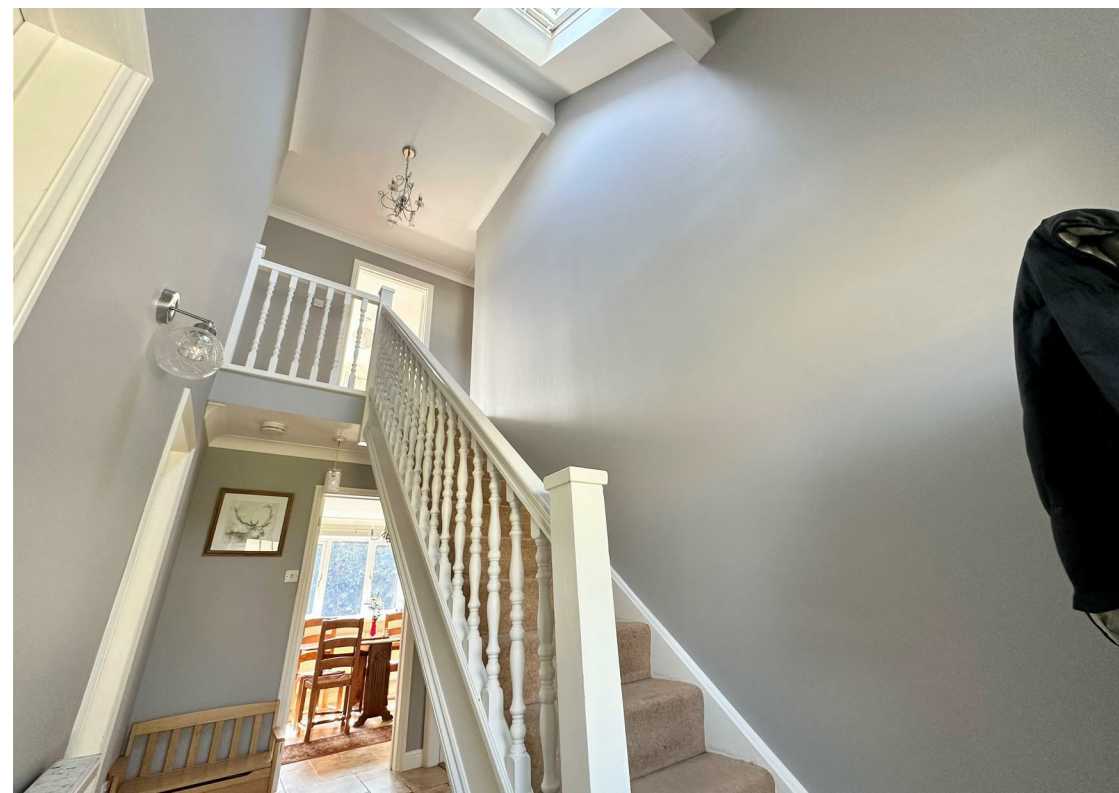
Right on the doorstep of the Royal Forest of Dean where you can enjoy picnic sites, family cycle trails, walks and the River Wye. The City of Gloucester is approximately 11.7 miles and Cheltenham 18 miles and Ross on Wye 9 miles away from Longhope.

#### Entrance Hall

Lounge  
20'2 x 13'5 (6.15m x 4.09m)

Conservatory  
15'1 x 9'2 (4.60m x 2.79m)

Dining Room  
11'4 x 10'5 (3.45m x 3.18m)







**Kitchen/Breakfast Room**  
10'6 x 9'5 (3.20m x 2.87m)

**Bedroom 1**  
14'6 x 10'0 (4.42m x 3.05m)

**Ensuite**

**Bedroom 2**  
13'5 9'11 (4.09m 3.02m)

**Bedroom 3**  
10'0 x 9'10 (3.05m x 3.00m)

**Bedroom 4**  
10'8 x 6'8 (3.25m x 2.03m)

**Bathroom**

**OUTSIDE**

Situated on a NO THROUGH ROAD the driveway provides ample OFF ROAD PARKING and DOUBLE GARAGE

The SOUTH FACING garden is mostly laid to lawn with steps up to the patio area, enjoying the backdrop of the trees, all enclosed.

**Services**

Mains drainage, oil fired central heating ( New Boiler August 2024)

Forest Of Dean district council tax band E

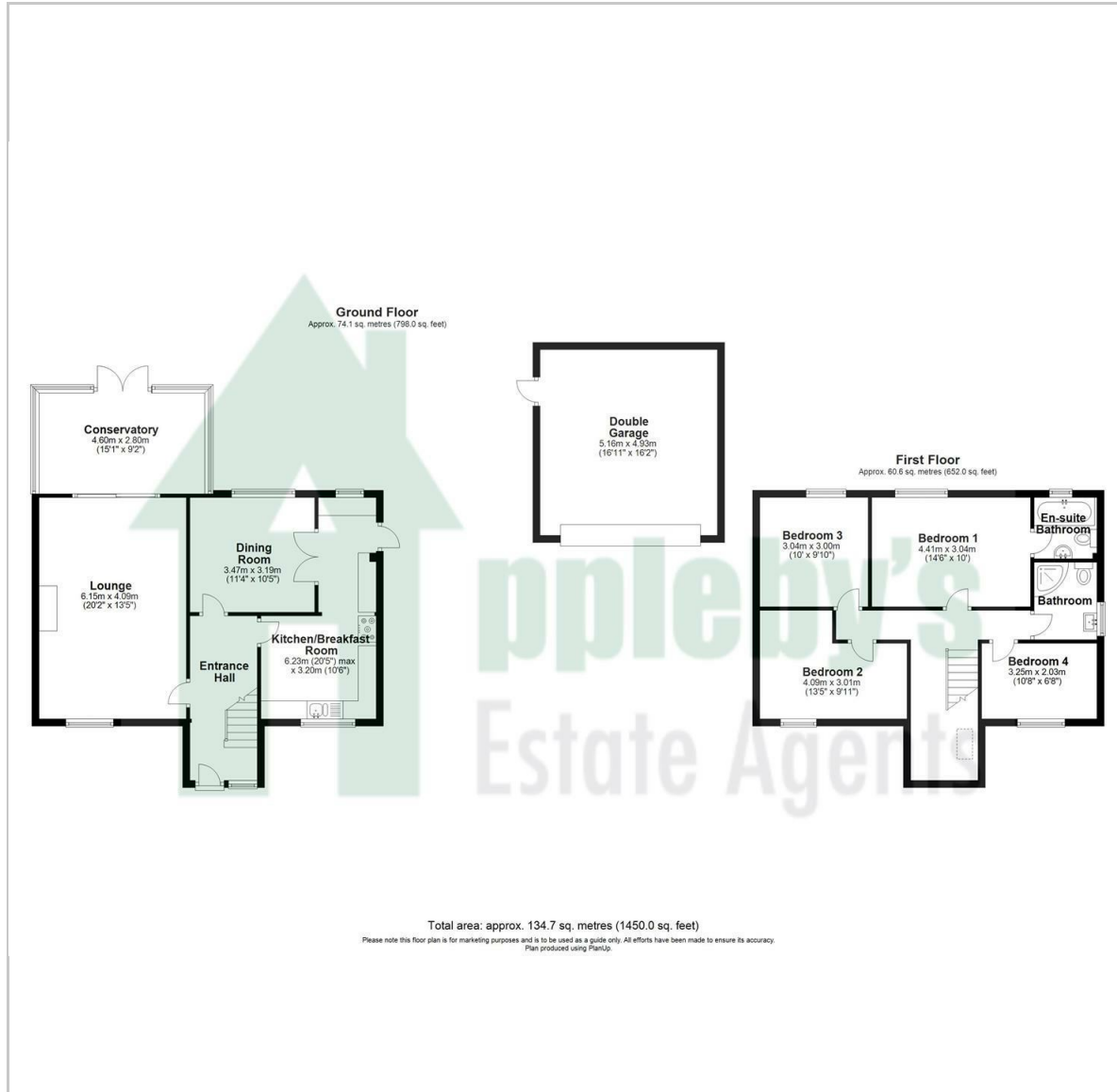
**Tenure**

Freehold





## Floor Plan

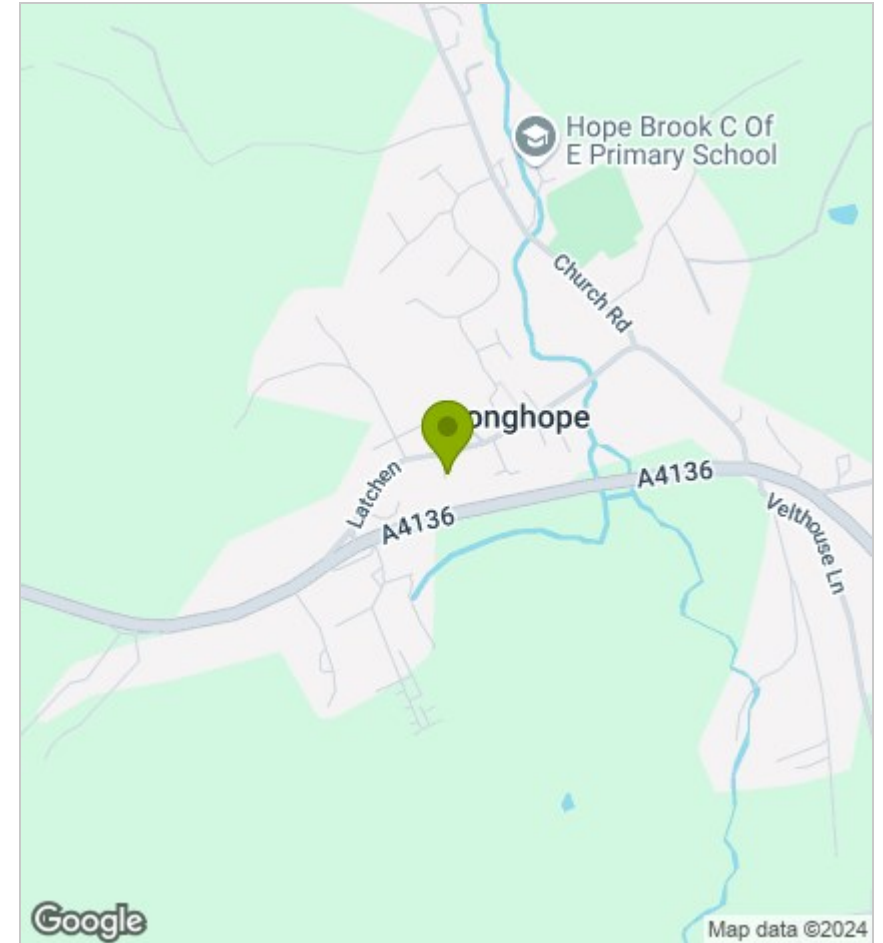


## Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

