The Leighes Ross Road
Longhope GL17 0LP

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £445,000

A THREE DOUBLE BEDROOM DETACHED COUNTRY COTTAGE having MASTER EN-SUITE, TWO RECEPTIONS with WOOD BURNING STOVES, DETACHED TIMBER GARAGE (with PLANNING PERMISSION in place to erect a replacement garage, if required), PARKING FOR THREE / FOUR VEHICLES, MATURE PRIVATE GARDENS of ONE FIFTH OF AN ACRE, all being offered with NO ONWARD CHAIN.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

Entrance via part glazed door through to:

ENTRANCE PORCH
Tiled flooring, radiator, access to roof space, front aspect window.
Half glazed door through to:

ENTRANCE HALL
Tiled flooring, exposed timber stairway to the first floor.

SNUG / STUDY
13'0 x 11'2 (3.96m x 3.40m)
Parquet flooring, attractive stone fireplace with inset wood burning stove, picture rail, fully glazed French doors to the garden with a private outlook over the patio, front and side aspect windows.

LIVING ROOM
23'2 x 11'2 (7.06m x 3.40m)
New engineered oak flooring, fireplace with inset wood burning stove, two single radiators, large walk-in under stairs storage cupboard with shelving, two front and one side aspect and one rear aspect window. Fully glazed door leads through to:

KITCHEN / BREAKFAST ROOM (L SHAPED)
16'0 x 15'3 max (4.88m x 4.65m max)
One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated four ring AEG hob, double oven below, cooker hood above, integrated fridge / freezer, two double radiators, tiled flooring, side aspect window, fully glazed bi-fold doors through to the private enclosed patio area.

UTILITY
7'11 x 5'10 (2.41m x 1.78m)
Belfast sink unit, plumbing for washing machine and dishwasher, wall mounted storage units, oil-fired central heating and domestic hot water boiler, half glazed door through to the outside, side aspect window.

FROM THE ENTRANCE HALL, AN EXPOSED TIMBER STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING
Radiator, built-in wardrobe cupboard with hanging rail and shelving, side and rear aspect windows.

MASTER BEDROOM
16'2 x 11'1 (4.93m x 3.38m)
Exposed timber flooring, radiator, two side aspect windows with a private outlook over the gardens and fields beyond. French doors leads through to a rear decked area and out to the garden. Door to:

EN-SUITE SHOWER ROOM
Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin, close coupled WC, timber flooring, heated towel rail, side aspect window.

BEDROOM 2
12'0 x 11'6 (3.66m x 3.51m)
Exposed timber flooring, airing cupboard with lagged hot water tank and slatted shelving, radiator, front and side aspect windows.

BEDROOM 3
13'0 x 11'0 (3.96m x 3.35m)
Feature fireplace, single radiator, front and rear aspect windows.

BATHROOM
10'6 x 8'1 (3.20m x 2.46m)
Suite comprising roll top bath with shower over, separate shower cubicle and tray, shower, tiled surround, vanity wash hand basin, close coupled WC, heated towel rail, access to roof space, front aspect window.

OUTSIDE
A gravelled driveway, suitable for the parking of three / four vehicles, leads through to:

DETACHED TIMBER GARAGE / WORKSHOP
21'9 x 12'5 (6.63m x 3.78m)
Accessed via up and over door, side aspect window, personal door to the rear, further door giving access to a storage area (formerly a WC). NOTE - planning has been passed for a replacement garage to be built, if required.

To the front, there is a lawned area with hedging surround, outside lighting. A gated side access leads through to the rear of the property where there is a large enclosed courtyard patio area, outside lighting, outside tap. Steps lead up to the main area of garden where there are various lawned areas, small pond, various mature shrubs, bushes and trees, orchard with apple and plum trees, greenhouse, garden shed, fencing and hedging surround, outlook onto farmland. The whole plot measures one fifth of an acre.

SERVICES
Mains water, drainage and electricity, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed along the B4216 (Culver Street) towards Huntley. On reaching the A40, turn right towards Ross-on-Wye, continuing along until reaching Longhope. Keep going and just before you reach The Farmers Boy public house on your right hand side, The Leighes will be found on your left hand side, as marked by our 'For Sale' board.

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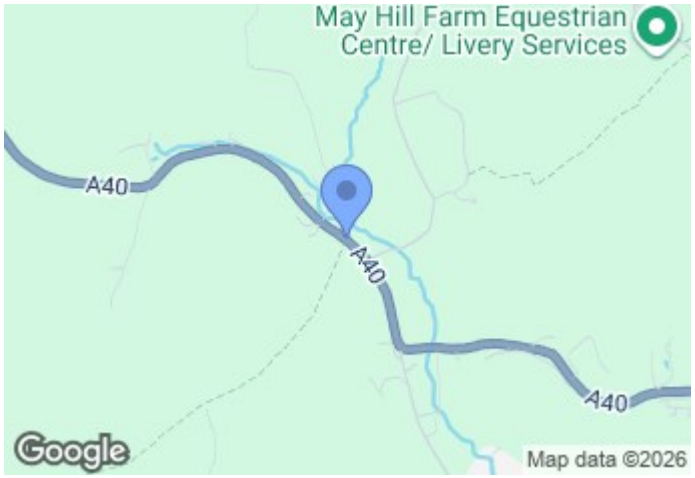
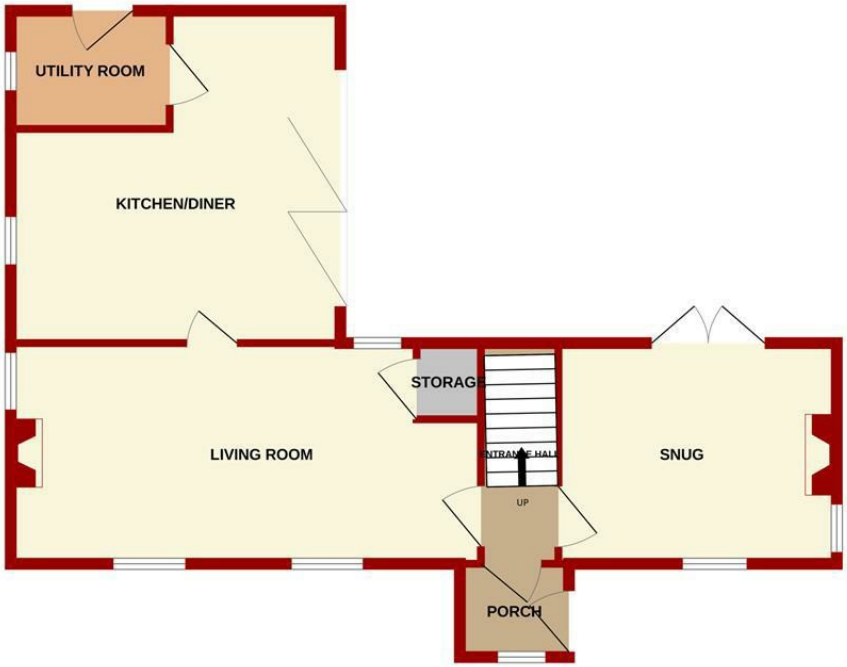
PROPERTY SURVEYS

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



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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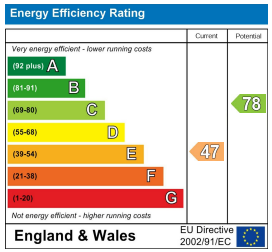

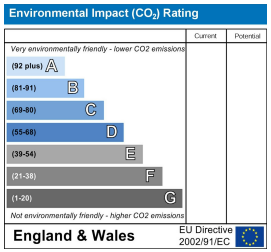

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.