

LONGVIEW,
COOPER'S HILL,
GLOUCESTER, GLOUCESTERSHIRE, GL3 4SB





Occupying an elevated position on Cooper's Hill, Longview is an individual detached house set within generous gardens and grounds of approximately 0.46 acres, with far-reaching views across the surrounding countryside. Requiring modernisation, the property offers considerable scope for a purchaser to create a distinctive home in an unusually private and memorable setting.

The accommodation extends to approximately 1,441 sq ft and is arranged over two floors. On the ground floor, the principal reception accommodation comprises a generous sitting room and separate dining room, with the key living spaces opening directly onto the terrace and rear garden, creating a natural connection between the house and its surroundings. The kitchen is of particularly good proportions and provides ample space for informal dining, while a cloakroom completes the ground-floor accommodation. The existing arrangement is practical and well proportioned, although there remains clear scope to reconsider the layout as part of a wider programme of refurbishment.

Upstairs are five bedrooms, served by a family bathroom. The present configuration offers considerable flexibility and could readily be adapted to provide additional bathroom accommodation, dressing space, or a home office, subject to the necessary consents and a purchaser's individual requirements.

The gardens and grounds are an important part of Longview's appeal, extending to approximately 0.46 acres and comprising established garden, terraces, more informal areas, and a small area of woodland. The elevated setting affords a particularly attractive outlook and gives the property a strong sense of privacy. An existing outbuilding provides further potential for renovation or replacement, subject to the necessary consents, while a substantial privately owned parking area is positioned across the lane. Power cabling has already been laid beneath the lane to the parking area, terminating at an external socket and offering the potential for a permanent EV charging connection, subject to installation by a suitably qualified electrician.

Longview occupies a peaceful, semi-rural position on Cooper's Hill, immediately adjoining open countryside yet remaining well placed for access to Gloucester, Cheltenham, and the surrounding Cotswolds. The Cotswold Way can be joined approximately 100 yards from the property, while the lane continues into quiet beech woodland, providing excellent walking directly from the house. The combination of its setting, mature grounds, extensive views, and scope for improvement makes this a particularly interesting opportunity for a purchaser seeking to create a home of genuine individuality.





Longview

Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft

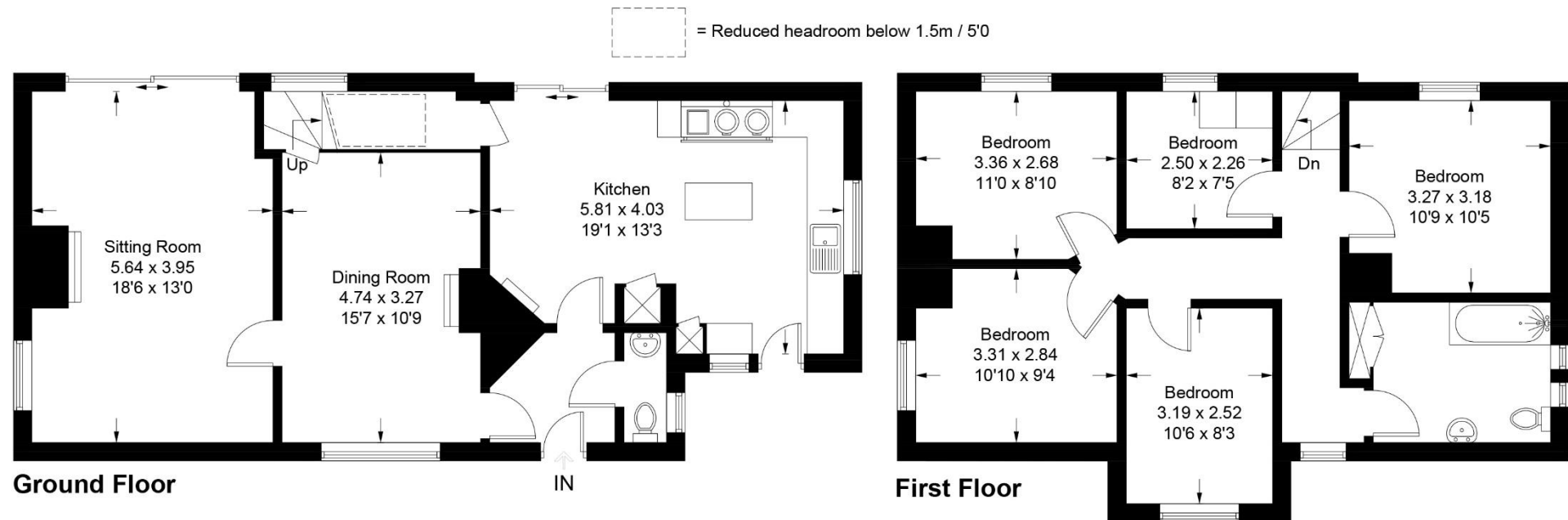


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335244)



GENERAL INFORMATION

Mains water, electricity, private drainage & gas (by way of private LPG tank) are connected to the property.

EPC
F

COUNCIL TAX BAND
F

TENURE
Freehold.

VIEWINGS
Strictly by prior appointment through
Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

