



CHAPEL HOUSE · LONGNEY · GLOUCESTER

CHAPEL HOUSE
LONGNEY
GLOUCESTER
GL2 3SN

In need of modernisation, Chapel House is a detached four-bedroom home occupying a generous plot with private gardens and offering excellent potential to extend and create a superb family residence.

BEDROOMS: 4
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £395,000

FEATURES

- Detached
- Plenty of Potential
- Good-Sized Gardens
- Popular Location
- Four Well-Proportioned Bedrooms
- Two Reception Rooms
- Brick Built Outbuilding
- Utility Room
- Close to Primary School



DESCRIPTION

Chapel House presents an exciting opportunity to modernise and create a wonderful family home, occupying a generous plot with attractive gardens and excellent potential throughout.

The property is well positioned within its grounds and offers versatile accommodation, with two reception rooms to the front elevation, ideal for use as separate sitting and dining rooms. To the rear, a spacious kitchen enjoys views over the private enclosed garden and is complemented by a useful utility room and ground floor bathroom.

To the first floor are four well-proportioned double bedrooms together with a separate WC.

Externally, Chapel House benefits from a substantial front garden with the potential to create off-road parking, subject to the necessary consents. To the rear is a large, private and enclosed garden, offering excellent space for families and outdoor entertaining, together with a useful brick-built store.

Offering an abundance of scope for improvement and

personalisation, Chapel House is a rare opportunity to acquire a detached property in a desirable setting and create a home tailored to your own tastes and requirements.





DIRECTIONS

From our Stroud Office, proceed west towards the M5 motorway (Junction13). Cross the motorway and at the junction with the A38 proceed north for Gloucester. After about 3 miles turn left for Longney. On reaching Epney turn right and proceed through Longney. At the next junction, bear left passing the primary school where you will find the property after a short distance on the right hand side.

LOCATION

Longney is situated immediately south-west of Gloucester on the Severn Vale, a delightfully rural part of Gloucestershire, where a network of country lanes connect a scattered collection of little villages interspersed between acres of rich farmland. Life on the Vale is often represented as being calmer and less frenetic than elsewhere and certainly the village of Longney could not be more peaceful. Ironically however, Junction 12 of the M5 motorway is an easily accessible drive for commuting to the Midlands or Bristol and there are mainline stations at Gloucester (7miles) and Stonehouse (9 miles) - London Paddington (from 95 minutes).

Longney has an excellent village school and there is a wide choice of secondary schools including Sir Thomas Rich's and King's in Gloucester, Wycliffe College at Stonehouse and Stroud High and Marling. There are lovely walks in the surrounding countryside while the lanes are great for cyclists. Frampton on Severn has good local services together with a sailing club. There are major supermarkets within easy reach in the neighboring areas of Quedgeley and Gloucester.



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TENURE

Freehold

EPC

E

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating. Stroud District Council Tax Band E (£2931.76 2026/27). Ofcom Checker: Broadband - Ultrafast 1000Mbps. Mobile Coverage - 3/EE Good, Vodafone/O2 Likely.

Chapel House, Longney, Gloucestershire

House
Store

Approximate IPMS2 Floor Area
95 sq metres / 1023 sq feet
7 sq metres / 75 sq feet

Total

102 sq metres / 1098 sq feet

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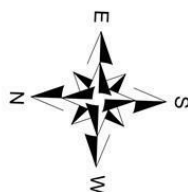
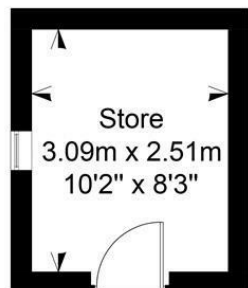
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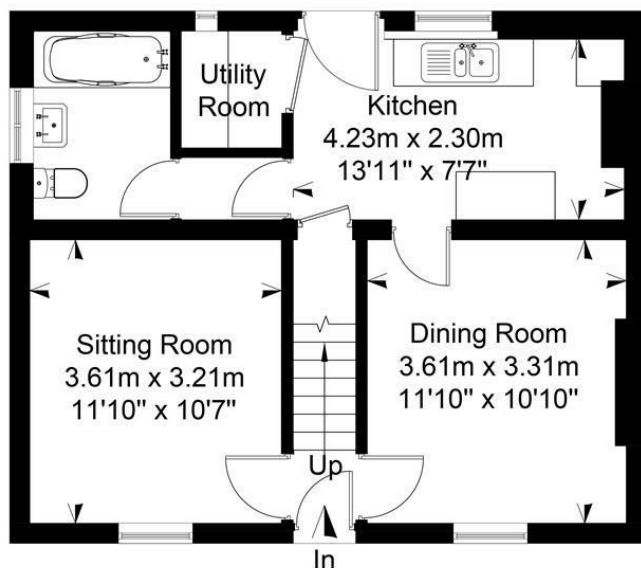
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Not to scale unless specified.

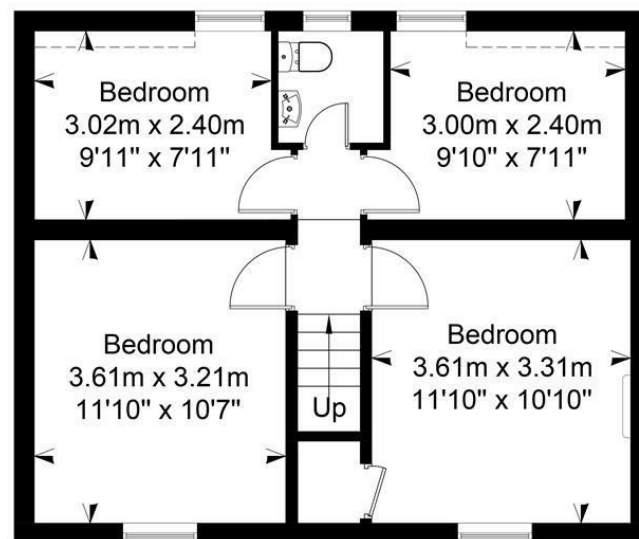
IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Stroud office on 01453 755552