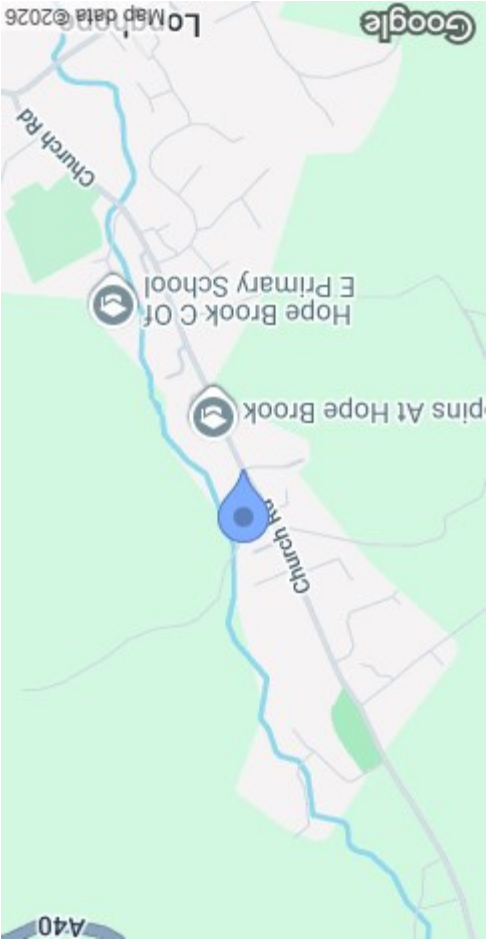


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Current	Target
Very energy efficient - low running costs		A	A
Energy efficient - low running costs		B	B
Decent energy efficiency - low running costs		C	C
Average energy efficiency - average running costs		D	D
Below average energy efficiency - high running costs		E	E
Poor energy efficiency - very high running costs		F	F
Very poor energy efficiency - extremely high running costs		G	G

Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A	A
Energy efficient - low CO ₂ emissions		B	B
Decent energy efficiency - low CO ₂ emissions		C	C
Average energy efficiency - average CO ₂ emissions		D	D
Below average energy efficiency - high CO ₂ emissions		E	E
Poor energy efficiency - high CO ₂ emissions		F	F
Very poor energy efficiency - very high CO ₂ emissions		G	G



£425,000

A SPACIOUS and VERSATILE FOUR / FIVE BEDROOM DETACHED DORMER BUNGALOW, offering VERSATILE ACCOMMODATION, MASTER EN-SUITE, LOW MAINTENANCE GARDENS, AMPLE PARKING, LARGE GARAGE, BACKING ONTO OPEN FIELDS AND COUNTRYSIDE.

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.



Enter the property via side aspect composite front door into:

ENTRANCE HALL

Slate tiled floor.

INNER HALLWAY

Laminate flooring, double radiator.

LOUNGE

13'3 x 10'4 (4.04m x 3.15m)

Feature fireplace housing electric fire, additional built-in storage cupboards, radiator, wall light fittings, side and rear aspect windows offering lovely views over surrounding fields and countryside.

KITCHEN

12'11 x 11'0 narrowing to 7'7 (3.94m x 3.35m narrowing to 2.31m)

Modern kitchen comprising a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for electric cooker, extractor fan, oil-fired boiler, integrated fridge, door to under stairs storage cupboard, slate tiled flooring, spotlighting, rear aspect window offering lovely views. Opening through to:

DINING ROOM

13'7 x 11'6 (4.14m x 3.51m)

Laminate flooring, double radiator, rear aspect windows, double opening French doors to the gardens. Glazed wooden door and stairs leading to the first floor. Glazed door into:

GARAGE / WORKSHOP

22'0 x 17'7 narrowing at the front (6.71m x 5.36m narrowing at the front)

Access via up and over door, power and lighting.

MASTER BEDROOM

14'3 x 9'0 (4.34m x 2.74m)

Additional recess behind built-in bedroom furniture, triple double wardrobes, further single wardrobe, bedside units, single radiator, front aspect window with door to:

EN-SUITE SHOWER ROOM

7'0 x 6'3 (2.13m x 1.91m)

Suite comprising double shower cubicle with electric shower, accessed via sliding glazed screen, wash hand basin, WC, double radiator, tiled floor, extractor fan, spotlighting, front aspect frosted window.

BEDROOM 2

9'9 x 7'9 (2.97m x 2.36m)

Single radiator, side aspect window.

BEDROOM 3

11'5 x 6'3 (3.48m x 1.91m)

Single radiator, side aspect window.

BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

Refitted modern suite comprising panelled bath with mixer tap, Triton electric shower over, pedestal wash hand basin with mixer tap, WC, fully tiled floor and walls, inset spotlighting, chrome heated towel rail, two side aspect frosted windows.

FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Eaves storage, access to roof space.

BEDROOM 4

23'0 x 6'3 (7.01m x 1.91m)

Single radiator, side aspect window, built-in eaves storage.

BEDROOM 5 / OFFICE / STUDY

11'8 x 6'09 (3.56m x 2.06m)

Door to storage, consumer unit, telephone point, side aspect window.

OUTSIDE

A driveway approach leads to a block paved parking area, suitable for parking of up to six vehicles. A side garden is laid to lawn with outside lighting and a block paved pathway continuing to the rear. Gated access leads to the rear gardens which comprises of a block paved pathway, steps leading up to raised block paved seating area, low maintenance gravelled garden with planted beds, all enclosed by low-level fencing, offering lovely views over the surrounding fields and countryside. There is a brick outhouse (8'7 x 8'4) with sink unit, plumbing for washing machine, space for tumble dryer, front and rear window, side door. The property also benefits from having an EV charger.

SERVICES

Mains electricity, water and drainage. Oil-fired heating.

The property benefits from having its own solar panels which generate an annual income. Please refer to the office for further details.

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 Culver Street towards Huntley for approximately four miles until reaching the T junction. Turn right at the junction onto the A40 towards Ross-on-Wye, turning left at the traffic lights sign posted Longhope and Mitcheldean. Proceed along here, down the hill into Longhope, turning right at the bottom of the hill into Old Monmouth Road. Continue along, taking the next right hand turning into Church Road, where the property can be found on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

