



## Church Road Longhope, GL17 0LA

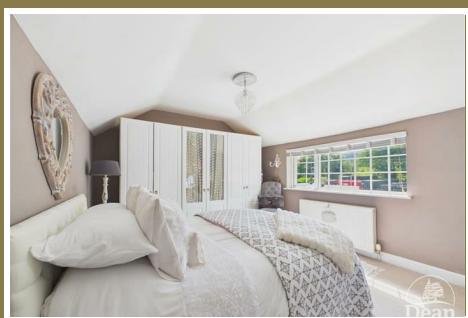
£350,000



A beautifully presented three bedroom detached cottage, blending character charm with modern living throughout. The property benefits from a stunning resin driveway providing off-road parking for several vehicles, together with versatile living accommodation and a detached gym/home office space.

Internally, the property offers a spacious dining room and study area, cosy lounge with feature wood burner, light and airy kitchen with exposed beams and three well proportioned bedrooms. Upstairs also benefits from a beautifully modern fitted bathroom suite.

Outside, the low maintenance courtyard style garden provides a lovely private seating area, whilst the detached gym/home office offers excellent additional space for working from home or hobbies. The property would also make an ideal holiday home, AirBnB investment or countryside retreat due to its charming character, flexible accommodation, peaceful setting and easy maintenance throughout the home.



The property is accessed via a partially glazed UPVC door into:

#### Entrance Porch:

6'2 x 4'2 (1.88m x 1.27m)

Rear and side aspect UPVC double glazed windows and sliding doors leading into:

#### Dining Room / Study:

24'8 x 6'10 (7.52m x 2.08m)

A versatile open space split into dining and study areas. The study area benefits from radiator and opening into the kitchen, whilst the dining area comprises of a radiator, multiple power points, cupboard housing the boiler and UPVC double glazed patio doors providing access onto the rear garden.

#### Downstairs WC / Utility:

3'10 x 4'4 (1.17m x 1.32m)

Rear aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with tap over, space and plumbing for washing machine and dryer, additional storage space and wood panelling.

#### Inner Hallway:

Understairs storage cupboard and door leading into:

#### Lounge:

14'4 x 11 (4.37m x 3.35m)

Front aspect UPVC double glazed window with fitted blind, radiator, television point, power points, feature wood burner with surround, exposed ceiling beams, picture rail, wall lights, fuse board and heating control panel.

#### Kitchen:

10'9 x 10'10 (3.28m x 3.30m)

Front aspect UPVC double glazed window with fitted blind, fitted with a range of wall, drawer and base mounted units,

built-in oven, hob and extractor fan, integrated dishwasher, space for American style fridge/freezer, sink with separate drainer and mixer tap over, radiator, exposed ceiling beams and stairs leading to first floor landing.

#### First Floor Landing:

6'1 x 3 (1.85m x 0.91m)

L-shaped landing with steps leading to bedroom one and two.

#### Bedroom One:

13'1 x 11 (3.99m x 3.35m)

Front aspect UPVC double glazed window with fitted blind, cast iron feature fireplace, television point, power points and large built-in wardrobe with hanging and shelving options.

#### Bedroom Two:

10'6 x 10'10 (3.20m x 3.30m)

Front aspect UPVC double glazed window with fitted blind, radiator, power points and overstairs storage space.

#### Bedroom Three:

12'6 x 7 (3.81m x 2.13m)

Rear aspect UPVC double glazed window with fitted blind, radiator and power points.

#### Bathroom:

12'11 x 7'1 (3.94m x 2.16m)

Rear aspect UPVC double glazed frosted window with fitted blind, roll top bath with taps over, vanity wash hand basin with mixer tap, close coupled WC, walk-in shower with rainfall shower and additional attachment, heated towel rail and modern finish throughout.

#### Outside:

To the rear is a lovely low maintenance courtyard garden, mainly laid to patio with raised rockery area, ideal for enjoying

the surrounding nature and birdlife. There is also side gated access leading to the driveway.

To the side is a stunning resin driveway providing off-road parking for several vehicles and access to the Detached Home Office / Gym.

### Detached Gym / Home Office:

10'9 x 8'7 (3.28m x 2.62m)

A fully insulated detached outbuilding accessed via sliding UPVC double glazed doors, benefiting from power and lighting, ideal as a gym, home office or hobbies room.

### Agents Note:

Please note there is a shared access driveway, with neighboring property having vehicular access rights over the driveway. Both

Moreton Cottage and the neighboring property are responsible for 50% of the maintenance of the driveway.

### Agents Note (2):

Pursuant to the Estate Agents Act 1979, section 21 - An employee of Dean Estate Agents has a connected interest in the sale of this property.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

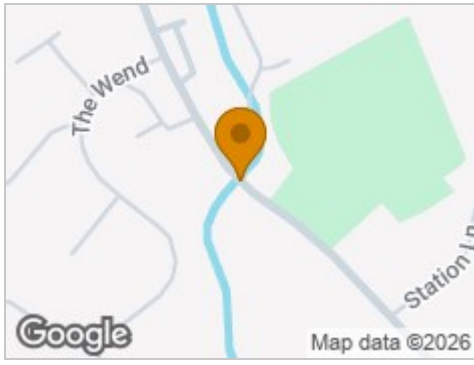
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



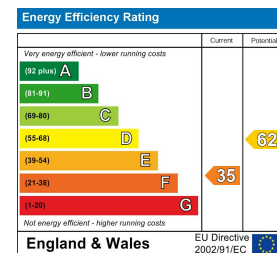
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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