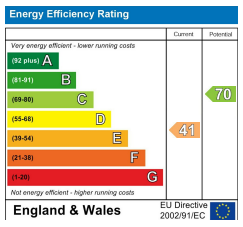
The Moors
May Hill, Longhope GL17 0NP

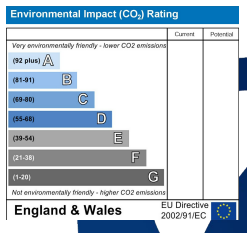
STEVE GOOCH
ESTATE AGENTS | EST 1985

The Moors, May Hill, Longhope, Gloucestershire
Approximate Gross Internal Area
Main House = 157 Sq M/1690 Sq Ft
Garage = 18 Sq M/194 Sq Ft
Total = 175 Sq M/1884 Sq Ft

Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Guide Price £550,000

AN INDIVIDUAL FOUR BEDROOM DETACHED HOME with LARGE MASTER SUITE, STUNNING COUNTRYSIDE VIEWS towards the COTSWOLDS, MATURE GARDENS approximately ONE THIRD OF AN ACRE, GARAGE with INSPECTION PIT all being offered with NO ONWARD CHAIN.

The popular rural village of May Hill offers lovely walks with stunning views across the countryside and surrounding farmland. There is a village hall, church and a popular public house.

Newent is approximately 4 miles away offering a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

Entrance via solid wooden door into:

PORCH
Quarry tile flooring and large double glazed aluminium window overlooking the front garden and having spectacular views over the surrounding countryside.

ENTRANCE HALL
Radiator, picture rail, various doors leading off and stairs to the first floor.

KITCHEN
17'1 max x 10'11 max (5.21m max x 3.33m max)
Kitchen comprising of base wall and drawer mounted units, single drainer sink unit with mixer tap over, built in hob with extractor fan, space for fridge/freezer, built in oven and grill, radiator, tiled flooring, door into an airing cupboard with shelving and hot water tank, further door providing access into a good sized storage cupboard which houses the Worcester oil fired boiler. From the kitchen there is a part glazed wooden door giving access into:

REAR HALLWAY
With a UPVC frosted door to the rear and part glazed wooden door through to:

UTILITY ROOM
7'7 x 5'1 (2.31m x 1.55m)
Single bowl, single drainer sink unit with cupboards below, space for fridge/freezer, shelving, side aspect aluminium double glazed door.

LIVING / DINING ROOM
22'8 max x 20'11 max (6.91m max x 6.38m max)
Original fire place not currently in use, with stone surround, quarry tiled half wood mantle over, three radiators, television point and picture rail. Windows to front, back and side elevations all allowing lots of natural light, sliding aluminium double glazed doors to the rear.

FROM THE ENTRANCE HALL:

BEDROOM 2
12'4 x 11'1 (3.76m x 3.38m)
Radiator, picture rail, front aspect aluminium double glazed window.

BEDROOM 3
11'1 x 10'3 (3.38m x 3.12m)
Radiator, picture rail, front aspect double glazed aluminium window.

BEDROOM 4
10'3 x 9'1 (3.12m x 2.77m)
Radiator, picture rail and side aspect aluminium double glazed window.

SHOWER ROOM
Large double shower cubicle with fully tiled walls, vanity wash hand basin with cupboards below, low level WC, heated towel rail, rear aspect frosted aluminium double glazed window.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING
Access to loft space, door giving access into a large attic space, side aspect aluminium double glazed window, wooden door leading to:

MASTER BEDROOM
15'5 x 15'0 (4.70m x 4.57m)
Large bedroom with two double wardrobes with hanging space and shelving, one having door into further storage, radiator, picture rail, rear and side aspect aluminium double glazed windows giving lovely views over surrounding countryside.

BATHROOM
Suite comprising of P shaped bath with shower over, low level WC. vanity wash hand basin with cupboards below, various storage units, radiator, tiled walls and a rear aspect aluminium double glazed window.

OUTSIDE
Metal double gates giving access onto the offroad parking suitable for two / three vehicles, which in turn leads to:

GARAGE
Accessed through an up and over door, power and lighting, inspection pit.

A concrete path gives access to the front door. There is also a personal metal gate from the lane giving access to the front door. Mature hedging to the front, flower borders, topiary bushes enclosed by natural hedging. Access to the rear can be gained from either side, there are various seating areas, further flower borders, summer house/shed, small produce area, rear is enclosed by natural hedging, oil tank, garden was created by Peter Dowle at Leaf Creative.

SERVICES
Mains water, electricty, drainage, 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.

VIEWINGS
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 out of town along Culver Street for a couple of miles, bearing right onto Judges Lane. Proceed to the end of the lane, at the T junction turn left, proceed up Glasshouse Hill, branching right at the fork where the property can be found along the right hand side via 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.