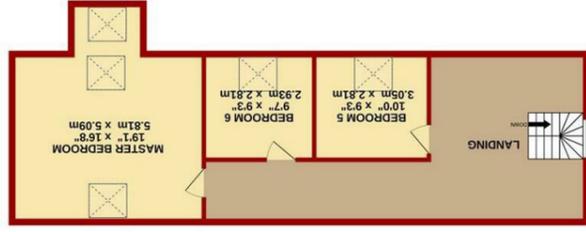




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																																				
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1ST FLOOR
 761 sq.ft. (70.7 sq.m.) approx.



GROUND FLOOR
 1512 sq.ft. (140.5 sq.m.) approx.

TOTAL FLOOR AREA: 2273 sq.ft. (211.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2025



Mill Bank Chessgrove Lane
 Longhope GL17 0LE



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £625,000

ARCHITECTURALLY DESIGNED SIX DOUBLE BEDROOM DETACHED CHALET BUNGALOW SET IN ONE QUARTER of an ACRE PLOT, AFFORDING STUNNING PANORAMIC VIEWS towards MAY HILL and surrounding COUNTRYSIDE. Benefitting from SOLAR PANELS and A SEMI-RURAL LOCATION WITHIN THE POPULAR village of LONGHOPE.

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.



Access via composite double glazed front door with double glazed window into:

ENTRANCE PORCH

Through further glazed wooden door into:

ENTRANCE HALL

Steps up to inner hallway, three radiators, sliding doors to airing cupboard with shelving and storage space, exposed wooden floorboards, side aspect windows either end.

LOUNGE

16'7 x 13'06 (5.05m x 4.11m)

Large cast iron burner on a slate hearth with tiled surround, (hot water back burner), double radiator, side aspect window and front aspect bi-folding doors to raised patio area offering views towards May Hill.

DINING ROOM

16'0 x 13'10 (4.88m x 4.22m)

Exposed wooden floorboards, log burner with slate hearth and tiled surround, radiator, front aspect window offering May Hill views.

KITCHEN

13'0 x 9'9 (3.96m x 2.97m)

Range of base and wall mounted units, marble worktops and splashbacks. Integrated appliances to include double oven, four ring hob with extractor fan over, tall fridge, induction hob, washing machine and dishwasher. Belfast sink unit with mixer tap, single radiator, side and front aspect windows, side aspect UPVC door.

PORCH

13'3 x 4'0 (4.04m x 1.22m)

Side aspect windows, front and back doors to gardens.

BEDROOM 2

14'08 x 12'08 (4.47m x 3.86m)

Radiator, side and rear aspect windows.

BEDROOM 3

12'4 x 12'05 (3.76m x 3.78m)

Double radiator, side and rear aspect windows.

BEDROOM 4

12'08 x 12'08 (3.86m x 3.86m)

Single radiator, rear aspect window.

BATHROOM

9'1 x 6'8 (2.77m x 2.03m)

Walk in shower cubicle inset Mira detachable shower system, panelled bath, WC, wash hand basin, two chrome heated towel rails, tiled walls, rear aspect frosted window.

WC

5'3 x 2'9 (1.60m x 0.84m)

Single radiator, WC, rear aspect frosted window.

GLAZED WOODEN DOOR AND TURNING STAIR CASE, LEADING TO FIRST FLOOR.

LANDING

13'9 x 12'4 (4.19m x 3.76m)

Additional eaves storage space either side.

MASTER BEDROOM

16'7 x 13'8 (5.05m x 4.17m)

Extending into 19' 07 into window seat area, two radiators, front and rear aspect Velux windows.

BEDROOM 5

9'8 x 9'5 (2.95m x 2.87m)

Radiator, front aspect Velux window.

BEDROOM 6

9'8 x 9'5 (2.95m x 2.87m)

Radiator, front aspect Velux window.

OUTSIDE

To the front of the property, there is a driveway suitable parking for four cars. The main garden is located to the front of the property with a flat lawned area, various mature trees planted, steps that lead to the front door of property with patio and composite decked areas with contemporary stainless steel wire balustrade. Below the deck is a further decked seating area with steps leading down to the garden. To the side of the property is an oil tank and a door that leads into a basement / storage room which houses the oil fired boiler. Further lawned area to the rear enclosed by fencing and hedging, a raised patio and a wooden built shed / workshop can also be found to the rear.

GARAGE

Access via electric roller door and pedestrian side door.

SERVICES

Mains water, electricity, drainage and oil central heating.

AGENT'S NOTE

The property has a large solar panel array that contributes to lower energy bills. Please contact the office for further information.

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.

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 the A40 coming from Gloucester, continue along passing through the villages of Birdwood and Churcham. On reaching Huntley, proceed past the Red Lion public house and at the next junction, turn left just before Forest Timber Products signposted Longhope. Continue along this road for approximately 1-2 miles and at the bottom of the hill, turn right into Old Monmouth Road. Proceed along here for a short distance, turning right into Church Road and again, after a short distance, turn left into Chessgrove Lane. Continue along this road to 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.