



CHAPEL HOUSE · LONGNEY · GLOUCESTER

**MURRAYS**  
SALES & LETTINGS

CHAPEL HOUSE  
LONGNEY  
GLOUCESTER  
GL2 3SN

Chapel House is a detached four-bedroom home occupying a generous plot with private gardens and offering excellent potential to modernise and create a superb family residence.

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £425,000**

## 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.

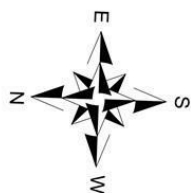
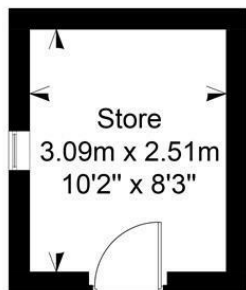
## LOCATION

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.



## Chapel House, Longney, Gloucestershire



Outbuildings  
Not Shown In Actual Location Or Orientation

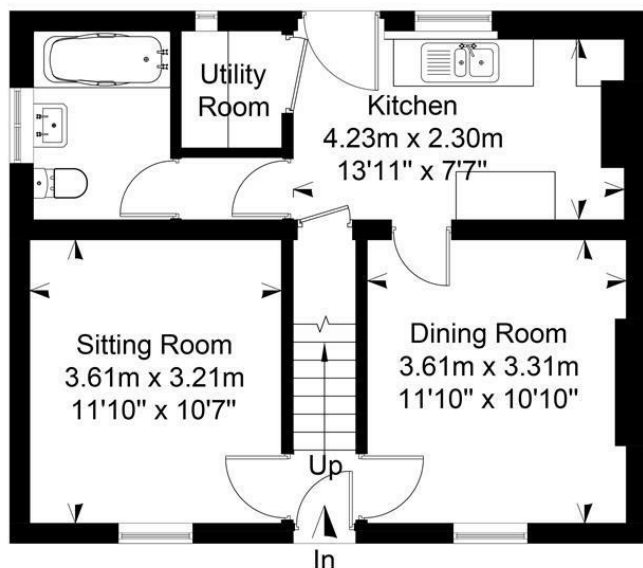
House	Approximate IPMS2 Floor Area
Store	95 sq metres / 1023 sq feet
	7 sq metres / 75 sq feet
<b>Total</b>	<b>102 sq metres / 1098 sq feet</b>

Simply Plans Ltd © 2026  
07890 327 241  
Job No SP4103

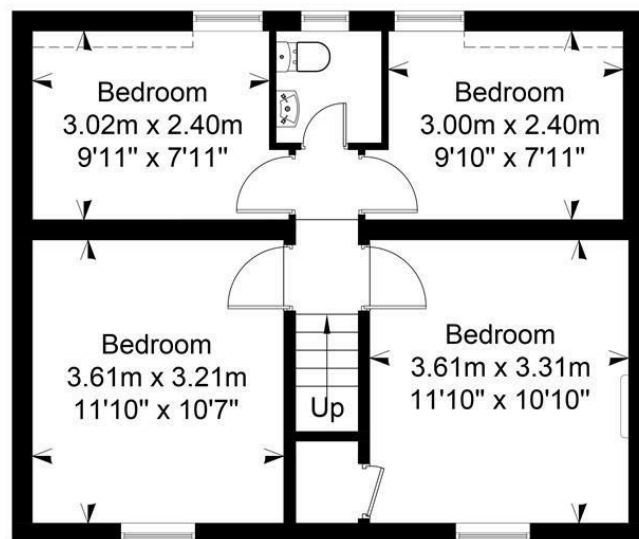
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



**Ground Floor**



**First Floor**

### SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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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.

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