

# HIGH GREEN

LONGNEY  
GLOUCESTERSHIRE



# High Green, Hardwicke Road, Longney, Gloucestershire, GL2 3SH

**WITH A LOVELY RURAL FEEL, BETWEEN STROUD AND GLOUCESTER, THIS DECEPTIVELY SPACIOUS FAMILY HOME IS SURROUNDED BY OPEN COUNTRYSIDE WITH PLANNING PERMISSION TO EXTEND.**

**Entrance Hall, Kitchen/Dining/Family Room, Sitting Room, Study, Cloakroom, 4 bedrooms, En-suite Bathroom, Shower Room, Extensive Gardens/Orchard, Garage/Workshop, Double Car Port, Gated off street Parking, EV charging, Solar Panels, Views.**

**GUIDE PRICE £1,100,000**

## DESCRIPTION

Located in the semi-rural village of Longney, between Stroud and Gloucester, this deceptively spacious family home occupies a level plot of around 1.3 acres surrounded by open countryside. Internally the spacious reception hall gives a taster of the sheer quality of the accommodation that lies beyond. The heart of the home is without doubt the fabulous kitchen/dining/family room flooded with light and a real wow factor with underfloor heating, sociable relaxation and entertaining areas, floor to ceiling picture windows and two sets of doors opening to the rear gardens/patio. A spacious utility room is located off the kitchen, easily doubling up as a boot room, with access to the side of the house. The study and sitting room are equally well proportioned with the aforementioned making an ideal play room for children. Within the sitting room, a brick built fireplace provides a focal point with wood burning stove, ideal for cosy winter evenings. Additional areas on the ground floor include a separate WC.

The dual aspect master bedroom is fitted with fabulous full length picture windows with views over open fields and beyond. A modern full bathroom suite provides en-suite facilities. Three further double bedrooms are serviced by the shower room with the second bedroom offering enough space for the creation of a further bathroom. For those looking to create additional space, the property has planning permission to extend; please visit [www.stroud.gov.uk](http://www.stroud.gov.uk) planning reference: S.07/0973/FUL.

Manicured level gardens are mainly situated to the side and rear of High Green, divided into sociable entertaining spaces with a lovely Breeze House. The majority of the gardens are enclosed by mature hedging with a lovely orchard/paddock beyond. Electric gates lead to off street parking for an array of vehicles together with a detached garage/workshop and double car port.

## DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 Motorway. Continue over the motorway and at the next roundabout turn right onto the A38 in the Gloucester direction. After approximately 2 miles turn left into Castle Lane. Continue over the canal and at the T-junction turn right towards Longney passing through the village of Epney. At the next Junction turn right towards Elmore where the property can be found after a short distance on the right hand side.

## LOCATION

High Green 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 setting of High Green could not be more peaceful, with uninterrupted views from the rear of the house across open countryside towards the Cotswold escarpment. Ironically however, Junctions 12 and 13 of the M5 motorway are an easily accessible drive for commuting to the Midlands or Bristol and there are mainline stations at Gloucester (7 miles) 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 in Stroud. 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 and there are major supermarkets within easy reach.

## TENURE EPC

**Freehold  
EER: Current 66 / Potential 85**

## SERVICES

**Oil central heating, Mains electricity, Mains water, Sewerage treatment plant, Solar Panels, EV charging point, Stroud District Council Band: E £2663.09. Broadband Standard 5 Mbps, Ultrafast 1000 Mbps. Mobile O2; EE, Three and Vodafone limited**

**Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property**

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

## SUBJECT TO CONTRACT

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## High Green, Longney, Gloucestershire

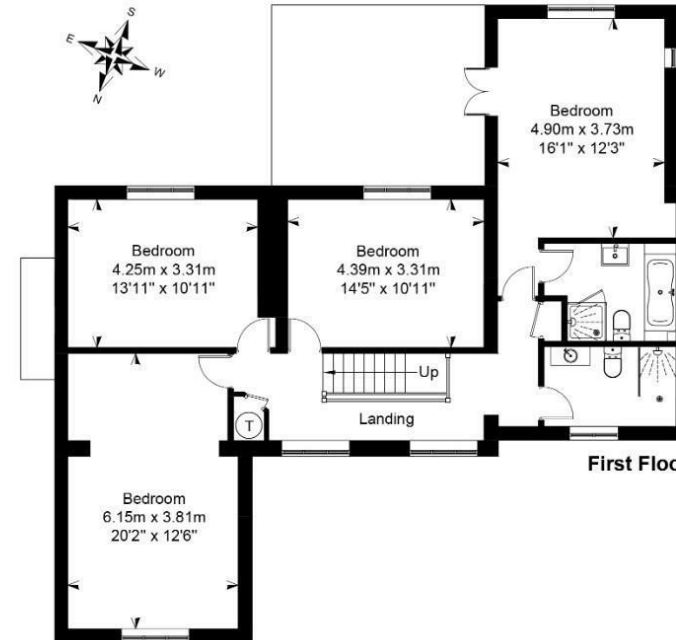
Approximate IPMS2 Floor Area  
 House 236 sq metres / 2541 sq feet  
 Carport 28 sq metres / 301 sq feet  
 Garage / Workshop 37 sq metres / 398 sq feet

Total 301 sq metres / 3240 sq feet

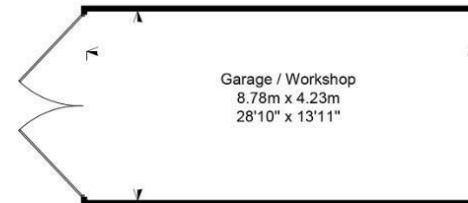
Outbuildings  
 Not Shown In Actual Location Or Orientation



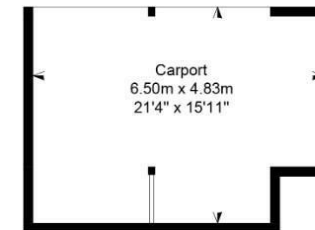
Ground Floor



First Floor



Garage / Workshop  
 8.78m x 4.23m  
 28'10" x 13'11"



Carport  
 6.50m x 4.83m  
 21'4" x 15'11"

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 07890 327 241  
 Job No SP3223  
 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



3 King Street, Stroud, GL5 3BS  
 Tel: 01453 755552

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



The Old Baptist Chapel, New St, Painswick, GL6 6XH  
 Tel: 01452 814655

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



3 High Street, Minchinhampton, GL6 9BN  
 Tel: 01453 886334

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



Mayfair Office: 41-43 Maddox Street, London W1S 2PD  
 Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
 Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)