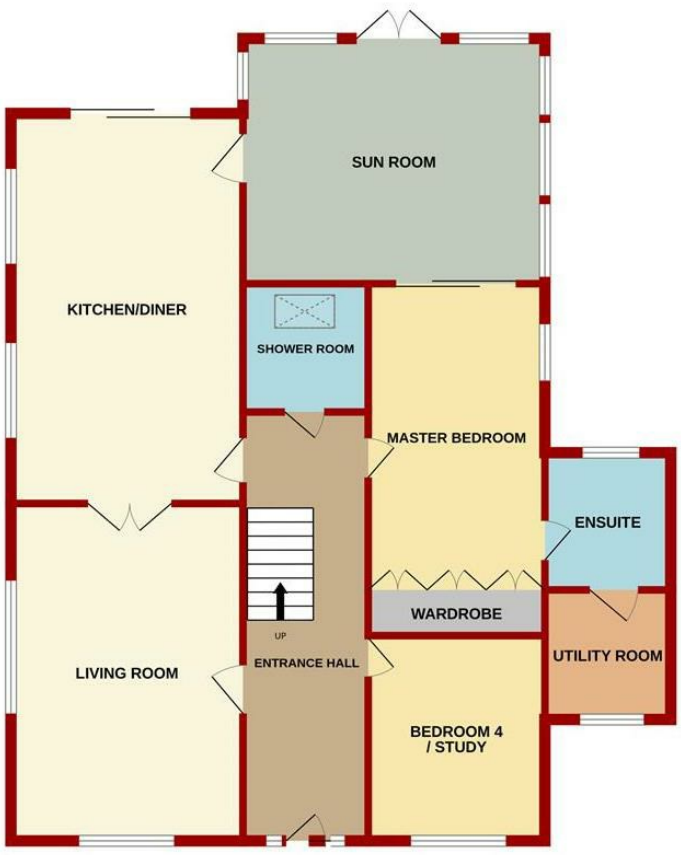
STEVE GOOCH
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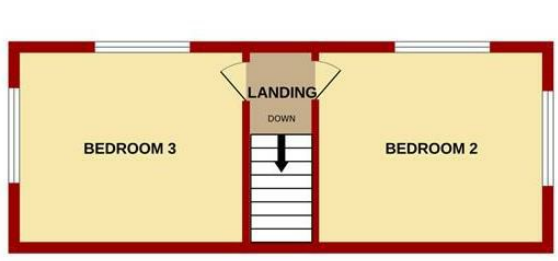
Appledown Latchen
Longhope GL17 0QE

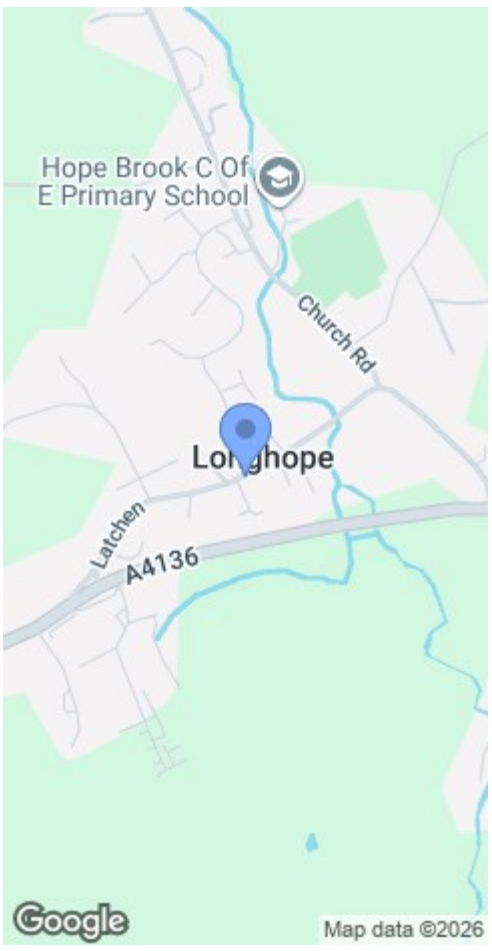


GROUND FLOOR

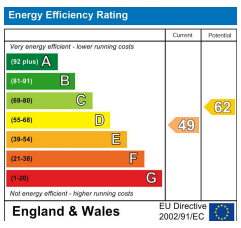


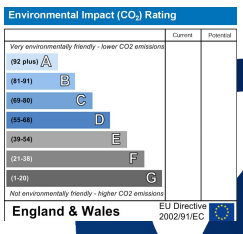
1ST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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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.

£395,000

A SPACIOUS AND INDIVIDUAL THREE / FOUR BEDROOM DETCAHED DORMER BUNGALOW, offering VERSATILE ACCOMODATION, EN-SUITE to MASTER BEDROOM, AMPLE OFF ROAD PARKING, PRIVATE REAR GARDENS with elevated VIEWS towards MAY HILL, all being offered with NO ONWARD CHAIN.

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.















Entrance via UPVC double glazed door into:

ENTRANCE HALL
23'7 x 5'6 (7.19m x 1.68m)
Single radiator, open understairs area, door into:

LOUNGE
18'3 x 12'2 (5.56m x 3.71m)
Two double radiators, front and side aspect windows, with pleasant outlook towards May Hill. Glazed French doors lead into:

KITCHEN / DINER
20'4 x 12'11 (6.20m x 3.94m)
Modern kitchen comprising range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl single drainer sink unit with mixer tap, integrated Zenuci double oven, four ring electric hob with extractor fan over, plumbing for dish washer, Worcester oil fired boiler, integrated fridge/freezer, single radiator, modern panelled radiator, two side aspect windows, rear aspect French doors to patio and gardens. Glazed wooden door into:

SUNROOM
15'4 x 12'5 (4.67m x 3.78m)
Lower brick upper UPVC double glazed construction with fully insulated vaulted roof with Velux roof lights, two single radiators, power and lighting, rear aspect French doors to the gardens. Sliding doors lead into:

BEDROOM 1
17 x 9'8 (5.18m x 2.95m)
Built-in triple double wardrobes, double radiator, side aspect window. Glazed wooden door into:

EN SUITE
8'5 x 7'7 (2.57m x 2.31m)
Modern suite with low level double walk in shower cubicle with laminate splashbacks, Mira electric shower with glazed screen, built-in WC and wash hand basin, range of bathroom units, splashbacks, mirrored medicine cabinet, heated towel rail, extractor fan, spot lighting, rear aspect frosted window. Glazed wooden door into:

UTILITY
7'8 x 7'6 (2.34m x 2.29m)
Built-in base units with laminated worktops, single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, UPVC double glazed front door to the driveway, two front aspect windows.

STUDY / BEDROOM 4
12'0 x 9'0 (3.66m x 2.74m)
Single radiator, front and side aspect windows, offering pleasant outlook towards May Hill.

SHOWER ROOM
6'0 x 5'6 (1.83m x 1.68m)
Corner shower cubicle accessed via sliding lazed screen with built-in detachable shower system, WC, vanity wash hand basin with cupboard below, mirrored medicine cabinet, extractor fan, spot lighting, chrome heated towel rail, rear aspect Velux roof light.

FROM THE ENTRANCE HALL, STAIRS LEAD TO FIRST FLOOR LANDING.

LANDING
Door to:

BEDROOM 2
12'4 x 10'0 (3.76m x 3.05m)
Additional Eaves storage cupboard, single radiator, side and rear aspect windows.

BEDROOM 3
12'2 x 10'0 (3.71m x 3.05m)
Built-in storage cupboards, single radiator, side and rear aspect windows.

OUTSIDE
To the front of the property, there is a tarmac and block-paved driveway providing off-road parking for approximately four to five vehicles. The front garden is enclosed by mature hedging and fencing, with the oil tank also situated here.

A wrought iron gate and pathway lead through to the rear garden, which features a large paved patio, decking area and wooden garden shed. Steps lead up to the main garden, which is predominantly laid to lawn with a raised planter and several established trees. Enclosed by mature hedging, the garden enjoys elevated views towards May Hill and measures approximately 55ft in length.

SERVICES
Mains electric and water, gas and drainage.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES
Severn Trent- To be confirmed.

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 our Office, proceed out of Newent on the B4215 towards Gloucester. Continue through Clifford's Mesne, then turn right onto the A40 towards Ross-on-Wye. Continue for a short distance before turning left towards Longhope. Follow the road into the Latchen area and continue towards GL17 0QE, where Appledown can be found on the left 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.