



38 The Wend, Longhope GL17 0QR
£280,000



38 The Wend, Longhope GL17 0QR

- Three bedroom family home
- End of cul de sac location
- Views over surrounding farmland
- No onward chain
- Gardens and parking
- Council tax band C
- EPC D60



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

£280,000

Entrance porch

Handy space for coats and shoes etc and door into the hall.

Entrance hall

Stairs to the first floor leading off and doors into ground floor accommodation.

Living room

Off the hall is the light and airy living room with feature fireplace, window to rear aspect and large sliding patio doors allowing access to and views over the rear garden.

Kitchen/diner

The kitchen is also accessed off the hall and is well appointed with a range of base and wall mounted units and has plumbing for both washing machine and dishwasher plus space for cooker and fridge freezer and a window to the front. The kitchen opens up into a dining area which has under stairs storage and a window to front aspect.

First floor landing

Access to loft space and doors leading off.

Bedroom one

A generous space with window to the rear aspect enjoying views over the garden and towards the surrounding farmland.

Bedroom two

Built in storage cupboard and window to the front aspect.

Bedroom three

Window to rear aspect.

Shower room

White suite comprising shower enclosure with direct feed shower, WC, wash basin and frosted window the front aspect.

Location

Longhope is a small village in west Gloucestershire, situated within the Forest



of Dean it has been in existence since before the invasion of the Normans in 1066. The place name means long, enclosed valley which describes the aspect of the village. With the local Hope Brook C of E primary school for 4-11 years and Pippins Preschool Nursery from 2 years, an active football club and local post office.

Outside

To the front of the property is a block paved driveway with parking for one or two vehicles and a lawn area with mature borders. Gated side access leads around to the rear garden which has patio area off the living room sliding doors and steps up to a lawn with established beds and enclosed by fencing. The private garden benefits from being adjacent to fields.

Material information

Tenure - Freehold

Council Tax Band C

Forest of Dean District Council - £2,014.23 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric heaters. Please note since EPC report was done heaters have been replaced with new and more

efficient units

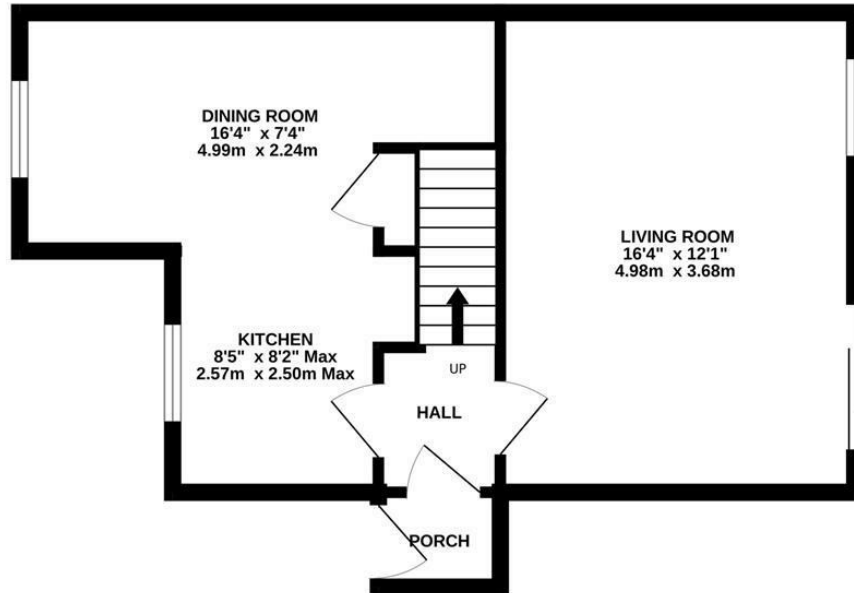
Broadband speed: Standard 13 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps. Gigaclear currently.

Mobile phone coverage: Vodafone, EE, Three and O2

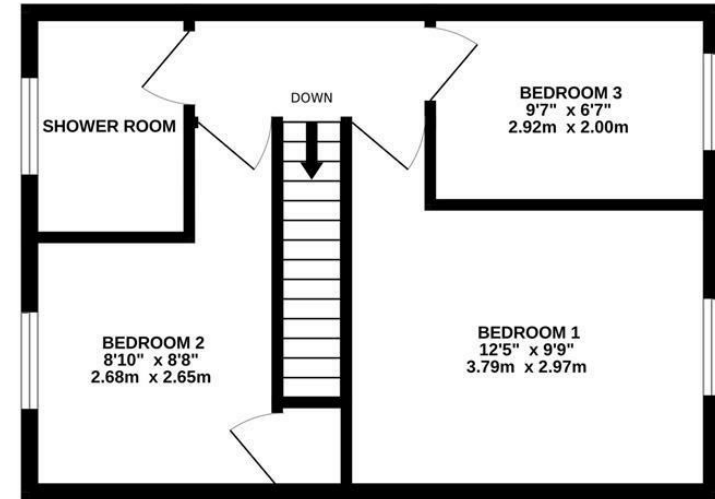




GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

