



2 Tyndale Rise Latchen, Longhope GL17 0QB
£525,000



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• Village location • Select development of four houses • Spacious four bedroom family home • Open views to orchard at rear • Garage and driveway parking • Forest of Dean District Council. Tax Band E - £2769.56 (2025/2026) • EPC D63



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£525,000

Entrance Hall

Engineered oak flooring, window to side aspect, understairs storage cupboard, consumer unit.

Cloakroom

WC, pedestal wash hand basin, obscure window to front aspect.

Kitchen/Diner

A range of modern base and matching eye level units, laminated worktops inset one and a half bowl single drainer sink unit with mix tap and splashbacks, integral appliances to include fridge/freezer, dishwasher, Rangemaster electric oven with extractor fan over, tiled flooring, inset spotlighting. Side and rear aspect windows have a pleasant view over the surrounding countryside.

Lounge

Electric fire, two side aspect windows, rear aspect French door to patio and gardens, glazed French doors leading to:

Dining Room

Window to front aspect.

Utility

Base unit inset stainless single drainer sink unit, worktop, plumbing for automatic washing machine, space for further appliance, shoe and coat storage area, tiled flooring, spotlighting, rear aspect window, side aspect half glaze door to patio and gardens.

First Floor

Landing

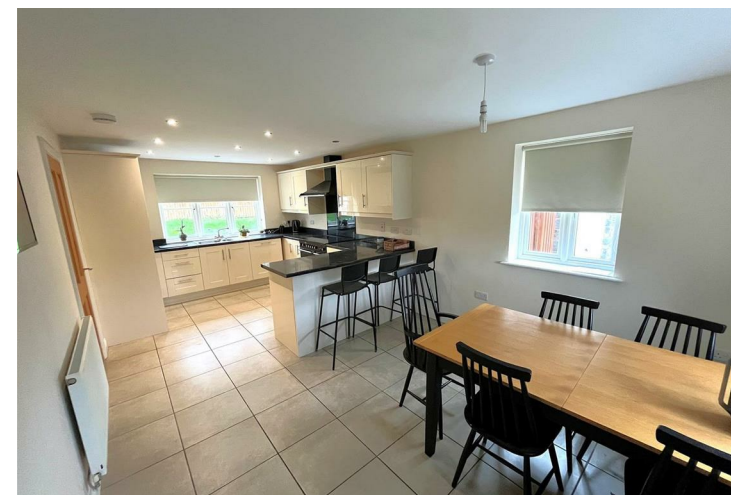
Access to loft space.

Bedroom One

His and hers built in wardrobes, rear aspect window with a view towards the neighbouring orchard.

En-Suite Shower Room

Walk in double shower cubicle accessed via sliding glazed screen, WC, wash hand



basin, tiled floor, tiled splashbacks, chrome heated towel rail, inset spotlighting, obscure window to rear aspect.

Bedroom Two

Built in double and single wardrobe, front aspect window, door to:

En-Suite Shower Room

Suite comprising single shower cubicle with glazed screen, tiled floor, tiled splashbacks, chrome heated towel rail, WC, pedestal wash hand basin with mixer tap, spotlighting, window to side aspect.

Bedroom Three

Window to front aspect.

Bedroom Four

Window to rear aspect with pleasant view over surrounding orchard.

Bathroom

Suite comprising panelled bath, WC, pedestal wash hand basin, double shower cubicle accessed via sliding glazed screen, tiled floor, tiled walls, chrome heated towel rail, inset spotlighting, obscure window to front aspect. Door to airing cupboard with lagged hot water tank, slatted shelving.

Outside

To the front of the property a gravelled driveway provides parking for two vehicles and leads to:

Detached Garage

Up and over door, base and eye level unit with worktop, space for tumble dryer, power and lighting, consumer unit, access to loft space, Upvc double glazed door to side.

Gardens

The front gardens are laid to lawn and offer further potential for additional parking. A patio pathway leads to the front door with canopy entrance area and outside lighting. Gated access to the either side of the property leads to the rear gardens. The rear gardens comprise of a patio seating area, lawns, outside water tap, power points and outside lighting, Vaillant air source heat pump. The gardens measure approximately 63' x 30' with a lovely backdrop onto an the open orchard area.

Location

Longhope, a small rural village on the outskirts of the Forest of Dean holds a lively community for all walks of life. Benefiting from a community post office, village stores, primary and secondary schooling within the local towns of Mitcheldean and Newent the village leads itself to family life.

Material Information

Tenure: Freehold



Council tax band: E

Three, O2

Local Authority & rates: Forest of Dean

District Council - £2,903.56 (2026/27)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: air source heat pump

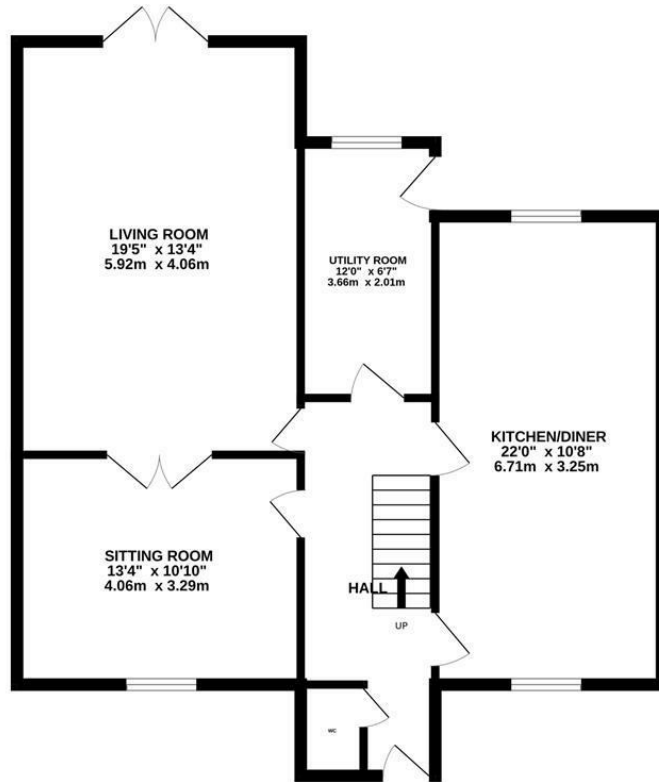
Broadband speed: Basic 12Mbps Superfast

43Mbps Ultrafast (FTTP) 1000mb

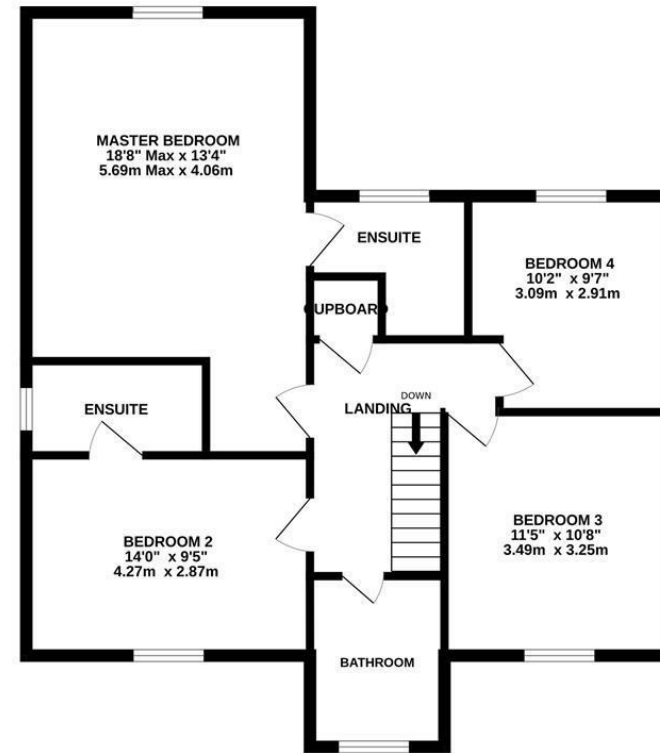
Mobile phone coverage: EE, Vodafone,



GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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.

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