26 Hopeswood Park, Longhope GL17 0LF

£150,000

naylor powell

26 Hopeswood Park, Longhope GL17 0LF

• Fully re-furbished 2021 • 55's residential park home • Elevated views • Pleasant gardens and off road parking • No onward chain • EPC E50 • Council tax A - £1583.76 - (2026/27)

naylor powell

1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

£150,000

Entrance Hallway
Door to cupboard housing Vaillant gas fired boiler, shelving and storage, thermostat controls.

WC
White suite with low level toilet, wall mounted wash hand basin with mixer tap, obscure window to side elevation.

Dining Room
Laminate flooring, window to side elevation.

Kitchen
Range of matching wall and base units, laminate worktop surface, single drainer sink unit with mixer tap, integrated appliances to include fridge/freezer, dishwasher, washing machine, electric oven with extractor hood over, laminate flooring, window to side elevation, inset spot lighting, half glazed door leading to garden.

Lounge
Feature electric fire, two bay windows to the front elevation enjoying open views over surrounding countryside, French doors to patio and gardens.

Bedroom One
Additional recess housing large mirrored double wardrobe, window to rear elevation.

Bedroom Two
Window to side elevation.

Shower Room
Newly re-fitted 2024 white suite comprising walk in double shower cubicle with Mira electric shower overhead and detachable hand shower system, WC, vanity wash hand basin with mixer tap and cupboard under, laminate splashbacks, obscure window to side elevation.

Outside

Wonderful tended gardens to all four sides of the property with raised patio/seating area, gravelled garden with mature shrubs and bushes. A wrought iron gate and pathway give access to the left hand side of the property having a ramp up to the kitchen door.

The further side garden comprises a lovely decked area with outside tap, further gravelled garden and rockery with steps leading up to an elevated seating area. To the rear there is another patio area, storage shed and workshop with wrought iron gates to access the other side of the property with further gravelled areas and flower borders planted with flowers and shrubs, outside lighting.

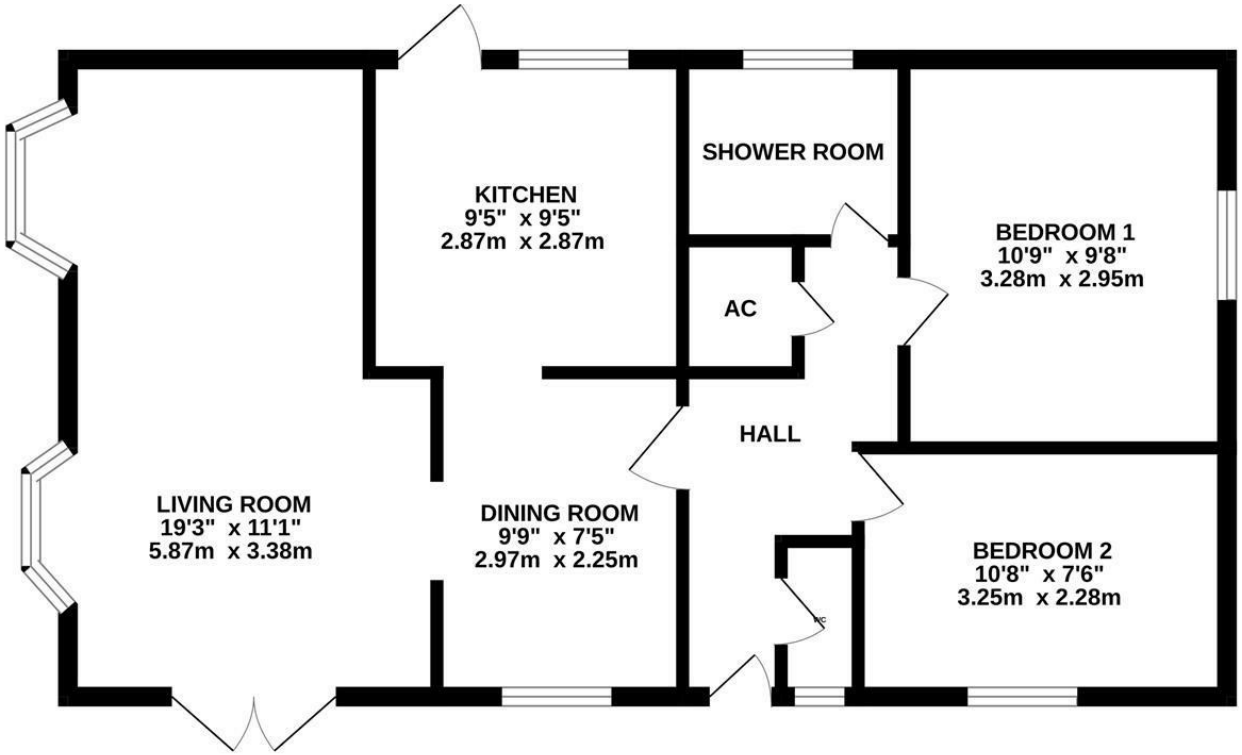
Location

The village of Longhope is located just off the A40 and offers a range amenities to include butchers, bakery and post office, primary school, two public houses, church, village hall. Gloucester is circa 14km and Ross-on-Wye is circa 13km both of which offer more compressive facilities.

Material Information

Tenure: Leasehold in perpetuity.
Council tax band: A
Local Authority and rates: Forest of Dean £1583.76 - (2026/27)
Ground rent: £2173 per annum
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: LPG
Broadband speed: Basic 63 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three
AGENTS NOTE: The roof sealed (3 coats) and the thermal insulation fitted in 2021

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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

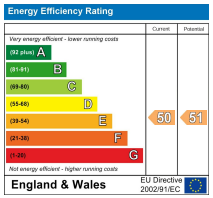
1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

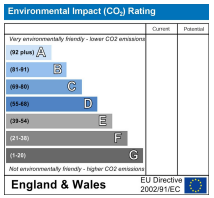
naea | propertymark
PROTECTED

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.





naylor powell