

Latchen, Longhope GL17 0QA

£525,000

naylor powell

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• Detached stone cottage • Sympathetically renovated • Detached garage and ample parking • Good sized gardens • Popular village location • Forest of Dean District Council, Tax band E - £2,769.56 (2025/26) • EPC D64

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Accommodation

This beautifully presented family home has been lovingly restored throughout, offering a wonderful blend of character, charm and versatile living accommodation.

Upon entering the property, the entrance hall immediately sets the tone, with attractive solid oak flooring and striking curved stone walls providing some lovely features. The cosy snug is conveniently positioned off the hallway, along with the staircase rising to the first floor. The hallway continues through to the kitchen/diner, which features a multi-fuel burning stove and double doors opening out onto the garden.

The kitchen is fitted with a range of base and eye-level units, complemented by worktop surfaces and a built-in cooker and hob, with the space flowing through into the adjoining living room, creating a sociable layout ideal for family living and entertaining.

Accessed from the kitchen via a short flight of steps, the large utility room offers excellent additional space and is further complemented by a separate shower room. This area also provides exciting potential to create an annexe facility, subject to the necessary planning permissions.

On the first floor, the master bedroom benefits from its own en-suite shower room, with two further double bedrooms, a single bedroom and a family bathroom completing the accommodation. This versatile layout makes the property ideally suited to growing families.

Outside

Electric sliding gate from the front lead to the drive which offers ample parking for several vehicles, which in turn leads to the detached garage. The garage has power and lighting with electric roller shutter door and measures 5.05m x 3.43m (16'7 x 11'3)

The rear garden has attractive forest stone walls which line the paved patio with recently installed pergola which is ideal for alfresco dining. Steps lead up to the rest of the mature garden being mostly laid to lawn with various trees and mature shrubs, leading around to the side of the utility where there is a very useful enclosed area of the garden. Views can be enjoyed from the garden with the backdrop of the trees and surrounding countryside and views towards May Hill.

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
Forest of Dean District Council - £2,903.56 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil central heating
Broadband speed: Standard 13 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps. Gigaclear currently.
Mobile phone coverage: Vodafone, EE, Three and O2 are all limited

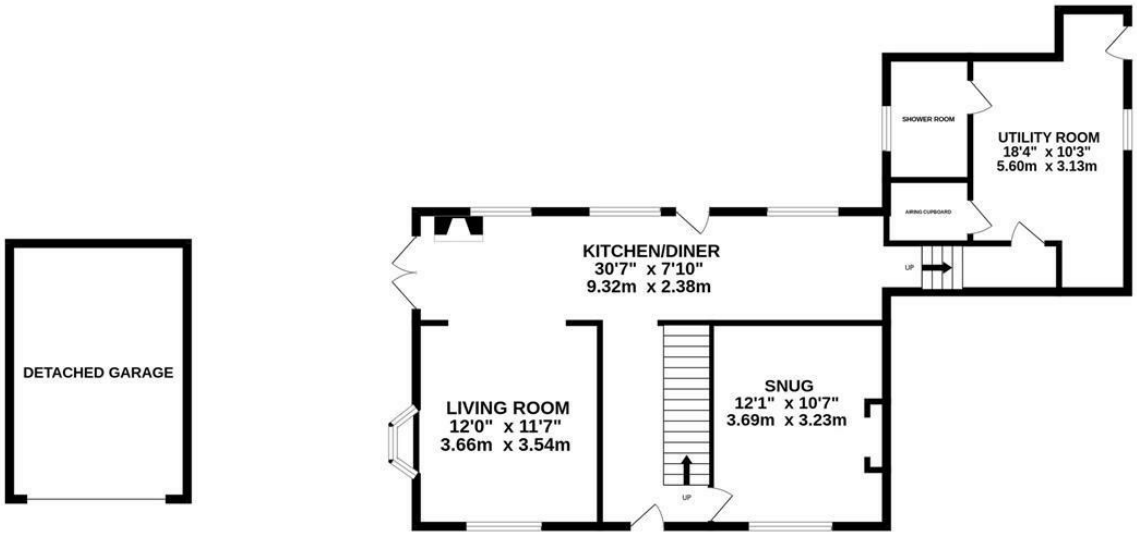
Directions

Leave Newent via Culver Street (B4216) proceed to Huntley. At the junction with the A40 turn right towards Ross-on-Wye and bare left sign posted Longhope continue along the (A4136), passing through Little London. Turn right at the junction Old Monmouth Road and bear around to the left and onto Latchen. Follow this road and the property will be found on the right hand side after a short distance.

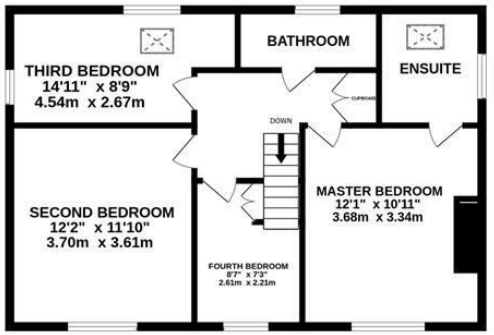




GROUND FLOOR



1ST FLOOR



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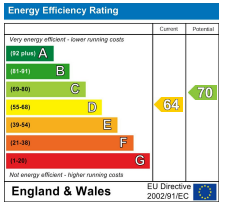
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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