

Eaton Cottage Church Road, GL17 0LG

£495,000

naylor powell

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• Charming and characterful cottage • Four bedrooms and four reception rooms • Period features throughout • Pleasant gardens and ample parking • Village location • EPC E41 • Forest Of Dean District Council tax band E - £2903.56 (2026/27)

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1 High Street, Newent, GL18 1AN

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Reception Hall
You are welcomed into the home via the front door and into the reception hall currently used as a study space with character features to include exposed wooden floor boards, original feature fire place with stone lintel, stairs to the first floor, door leading down to cellar which offers handy storage space. There is a large bay window to the front aspect allowing in an abundance of natural light. From the hall there are doors leading off.

Living Room
Cosy yet spacious room with attractive fireplace with inset wood burring stove, large bay window to the front, exposed floorboards and archway opening into the kitchen.

Sitting Room
A versatile room boasting another fireplace with woodburning stove and exposed brick on the chimney breast, floorboards and dual aspect windows. There is also a door into the kitchen.

Kitchen
Superbly appointed and well designed kitchen with a range of base cupboard and drawer units, stainless steel sink unit, solid oak work surfaces, central island with breakfast bar and further storage, electric hob, integrated dishwasher, oil fired Rayburn which does the cooking and the heating, slate tiled flooring, space for appliances and window to the rear aspect overlooking the back garden.

Dining Room
A bright and airy space with two roof light windows, three further windows to the side aspect and double doors leading out to the garden. From here there is also a door into the utility room.





Utility Room
Practical space with work surface, storage cupboards, stainless steel sink unit, tiled flooring, window to front and door leading out to the side.

WC
Suite comprising WC and wash basin with window to side aspect.

First Floor Landing
Window to side aspect, doors leading off and access to cupboard housing hot wat cylinder.

Bedroom One
Feature fireplace with cast iron surround, sash style window to rear aspect.

Bedroom Two
Generous double with window to side aspect.

Bedroom Three
Bay style window to the front aspect.

Bedroom Four
Bay style window to the front aspect.

Family Bathroom
Stylish and spacious bathroom with suite comprising deep bath tub, double shower enclosure with electric shower unit, WC and vanity wash basin. Dual aspect windows and attractive tiled flooring.

Outside
The front of the property is accessed via a gate and has a pathway leading to the front door flanked by mature beds and borders and gravelled surround. Gated side accesses lead to the rear and side gardens which enjoy pleasant seating areas on a raised patio, one being under a pergola, garden shed and green house. There is an expanse of lawn and an established cottage garden with a variety of mature shrubs, trees, bushes and flower beds. There is a gate at the back of the garden which leads to the paved parking area which is accessed via the adjacent Chessgrove Lane.

Location
Longhope is a highly sought-after village in west Gloucestershire, situated within the Forest of Dean, and 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, village shop, café and bakery.

Material Information
Tenure: Freehold.
Local Authority and Rates: Forest of Dean Council- Tax Band E £2903.56 (2026/27).







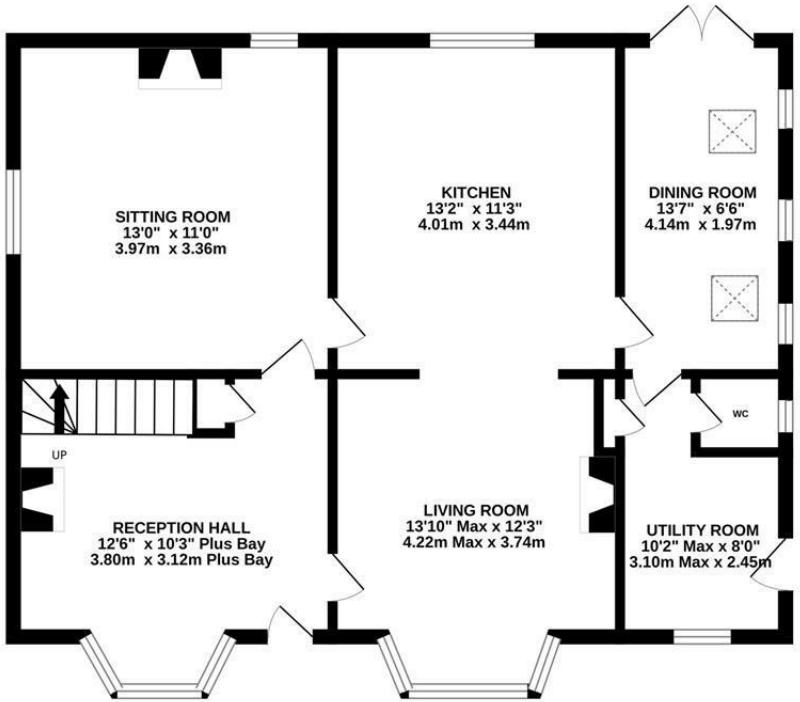
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Oil (Rayburn)
Broadband speed: Basic (ADSL)14mb Superfast (FTTC) 33mb Ultrafast (FTTP) 1000mb Overall (Maximum)
Mobile phone coverage: EE, Three, O2, Vodafone.



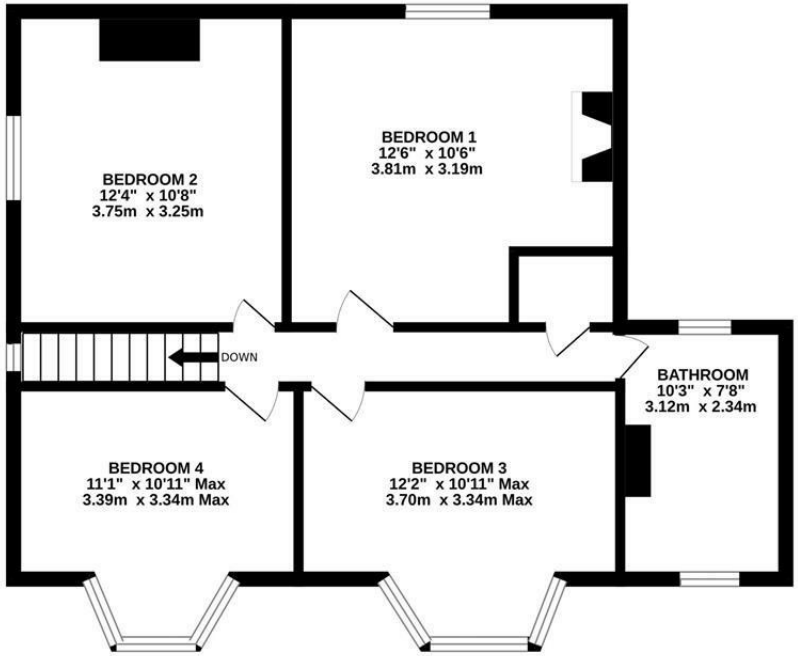




GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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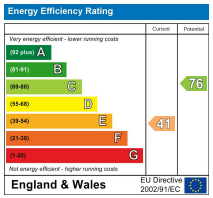

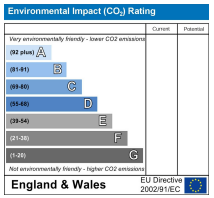

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