



**2 Old Vicarage Church Road, Longhope GL17 0LG**

**£475,000**



## 2 Old Vicarage Church Road, Longhope GL17 0LG

• Three double bedroom character property • Generously sized family home offering versatile living accommodation throughout • Private and enclosed garden • Ample off road parking and garage • Situated the highly sought after village of Longhope • EPC TBC • Forest of Dean Council- Tax Band C (£2,014.23 per annum) 2025/2026.

**£475,000**



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### Entrance Hall

Stepping into the property you are greeted by a spacious entrance hall which benefits wooden flooring throughout and a deep-set bay style window overlooking the front aspect.

### Living Room

Spacious living room featuring a cast iron fireplace with working open fire, original marble surround and granite hearth along with double doors leading into the sun room and a deep-set bay style window overlooking the front aspect of the property to draw in the natural light.

### Dining Room

Generously sized dining room boasting inset wood burner with oak wood mantle, wooden flooring throughout and windows to both the front and rear aspect of the property.

### Sun Room

The sun room stretches the width of the property and offers a spacious and versatile area. Currently utilised by the current owners as a play room, this room overlooks the back garden and benefits from doors to outside.

### Kitchen

From the dining room and through an attractive, original period door you are met with a well appointed country style kitchen boasting a Belfast sink, wooden worktops as well as a central island with space for seating and storage. The kitchen also includes a range of floor and eye level units along with space for a dishwasher, oven and fridge/freezer.

### Utility Room

Just off from the kitchen the utility room provides extra cupboard storage along with wooden worktop space and a Belfast style sink with mixer tap. Window overlooking the rear garden.

### WC

White suite comprising WC and hand wash basin.

### Master Bedroom

Double bedroom with feature bay style window to the front aspect and window to the rear aspect overlooking the back garden.

### Second Bedroom

Double bedroom with a window overlooking the front aspect.

### Third Bedroom

Double bedroom with feature fireplace and a window overlooking the front aspect.

### Bathroom

The partially tiled bathroom comprises a white suite to include a freestanding bath with overhead shower, WC and hand wash basin. Frosted window to rear aspect of the property.

### Outside

To the front of the property is a spacious pebbled driveway providing ample parking for multiple vehicles. With steps up from the sunroom the rear garden boasts a large lawned area with a range of mature shrubs and bushes at the border along with a patioed area suitable for alfresco dining.

### Garage

Stone built garage with double doors providing access. Power and lighting.

### Location

Longhope is a highly sought after 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, village shop, café and bakery.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Forest of Dean Council- Tax Band C (£2,014.23 per annum) 2025/2026.

Electricity supply: Mains.

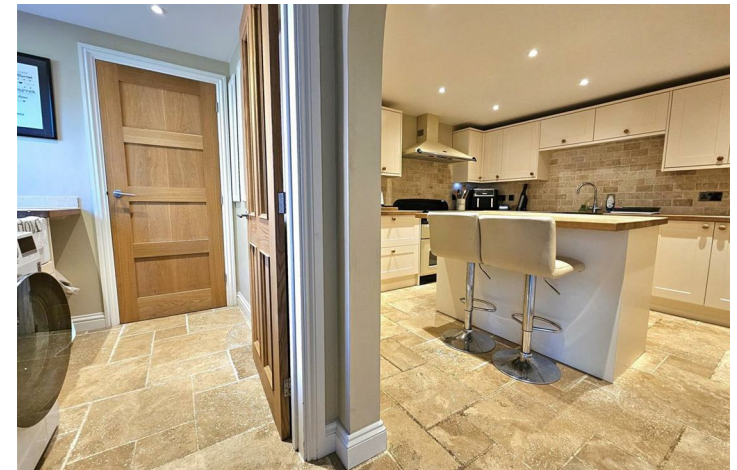
Water supply: Mains.

Sewerage: Mains.

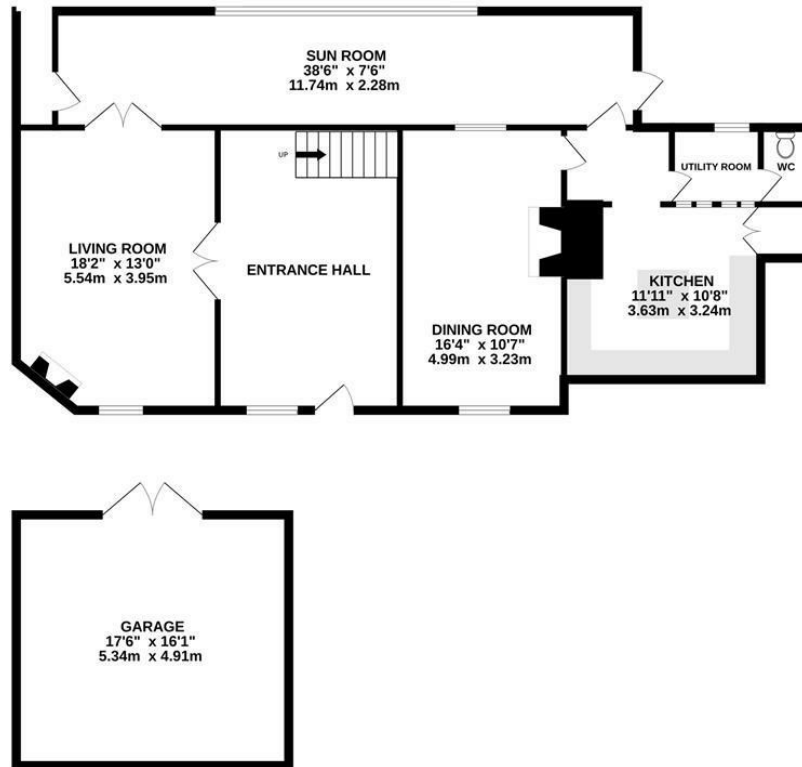
Heating: Oil

Broadband speed: Basic 14 Mbps, Superfast 61 Mbps, Ultrafast 1000 Mbps download speed.

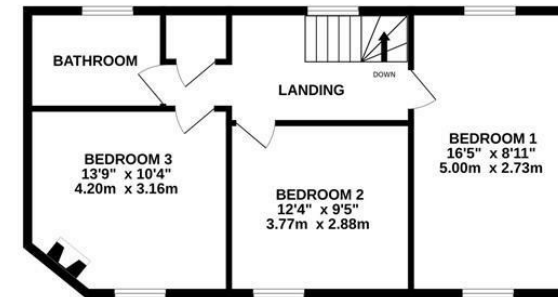
Mobile phone coverage: EE, Three, O2, Vodafone.



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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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.

