



**Sorrento Chessgrove Lane**  
, Longhope, GL17 0LE

**£450,000**

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This stunning home was built in 2017 to a high specification, when you walk through the front door you will be greeted by the OAK staircase which is the central feature of this beautiful home. The OPEN PLAN kitchen/dining room is ideal for a growing family, whilst opening up to the SUNROOM which provides that extra space with a pleasant outlook over the SOUTH FACING garden and for those colder evenings there is a WOOD Burning Stove. Situated in the centre of the village close to amenities.

### The Situation

Longhope is a village in West Gloucestershire, situated within the Royal Forest of Dean. You will find the local Hopebrook C of E Primary School just a short distance away, local convenience store at your doorstep and the award winning Forest Bakehouse close by. The village has lots to offer for a growing family.

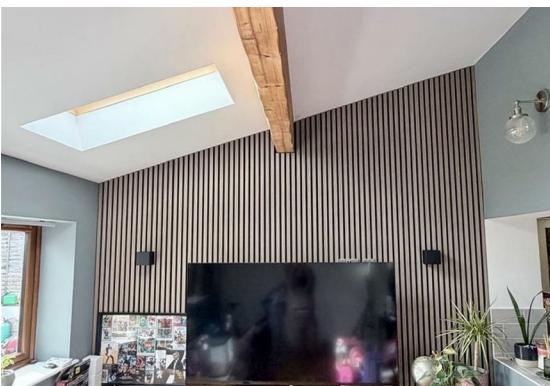
### Entrance Hall

Lounge  
18'5 x 11'11 (5.61m x 3.63m)

Kitchen/Dining Room  
18'11 x 10'2 widens to 16'4  
(5.77m x 3.10m widens to 4.98m)

Utility

WC





**Sun Room**  
18'7 x 9'6 (5.66m x 2.90m)

**Bedroom 1**  
12'3 x 11'2 (3.73m x 3.40m)

**Ensuite**

**Bedroom 2**  
10'9 x 9'5 (3.28m x 2.87m)

**Bedroom 3**  
6'9 x 6'8 (2.06m x 2.03m)

**Bathroom**

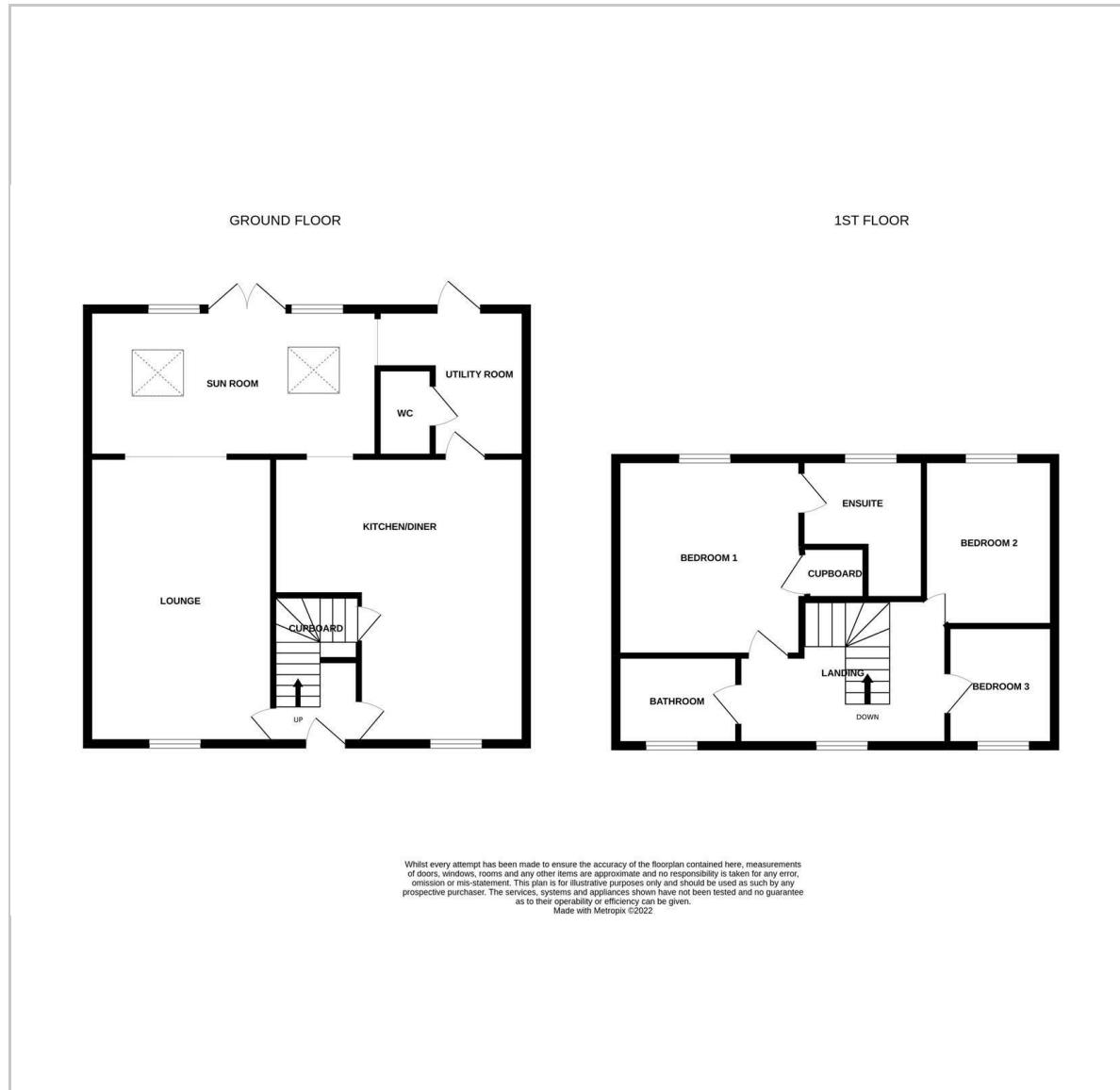
#### **OUTSIDE**

Leaving the lane the DRIVE has ample OFF ROAD PARKING with driveway and gate that leads to the garage. The landscaped SOUTH FACING rear garden is mainly laid to lawn with the main sandstone patio to the back of the house and a STUDIO to the rear of the garden, hot & cold outside taps and access to the garage (19'5 x 11'6) with power and lighting.

**Services**  
Mains drainage, oil  
Forest of Dean District Council  
tax band: C

**Tenure**  
Freehold

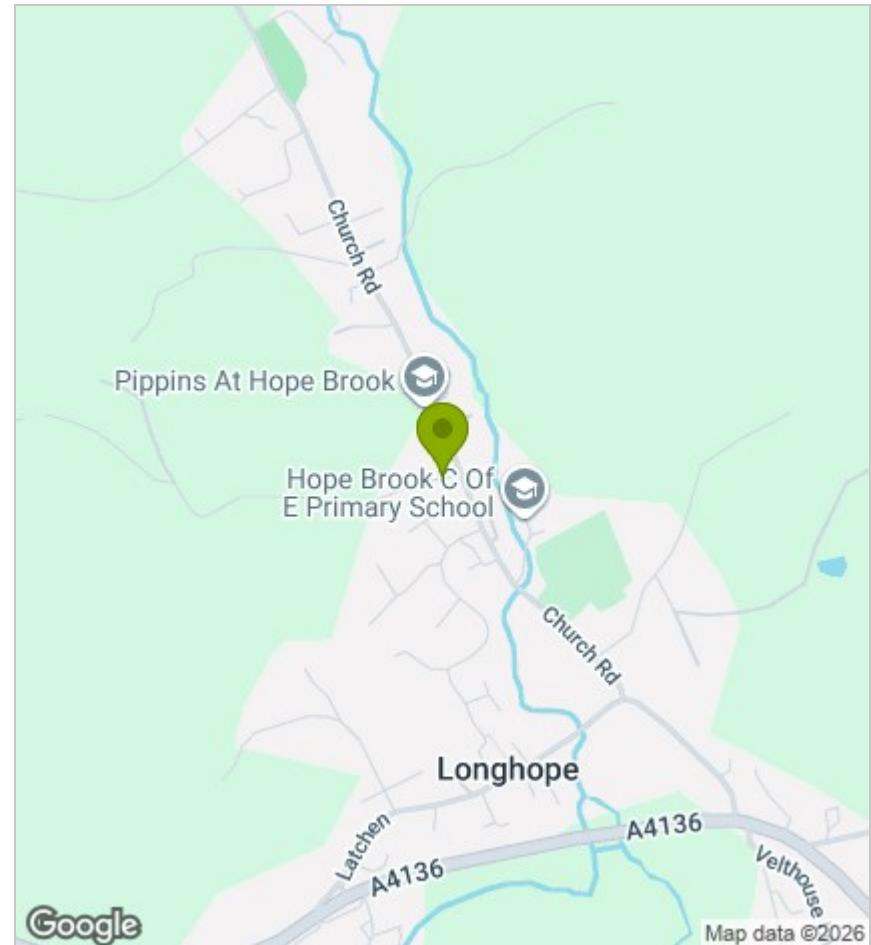
## Floor Plan



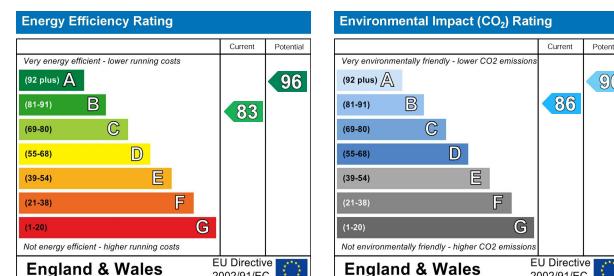
## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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