



The Maples
Monmouth Road | Longhope | Gloucestershire | GL17 0PD

FINE & COUNTRY



Step inside

The Maples

Situated on the edge of the sought after village of Longhope, The Maples is a beautifully constructed new build property, which has been thoughtfully designed and tastefully finished to create a wonderful family home.

The internal accommodation has been well planned, with bright and exceptionally spacious rooms to the first floor, including a beautiful open plan kitchen-dining room, and a fantastic living room, both of which offer stunning views to the front. In addition, there is a separate utility room and a cloak room accessible from the entrance hallway. To the ground floor level are four bedrooms, with an en-suite to the principal room, as well as a family bathroom. The property enjoys an enclosed rear garden, a garage and parking to the front. There is additional land available with the property, located just behind the house, consisting of paddock with fantastic views.

Longhope is a village located around halfway between the market town of Ross-on-Wye and the cathedral city of Gloucester. It is a well served village, enjoying many amenities including a primary school, village shop with post office, a large playing field and a choice of pubs and country walks nearby.

Built in a slightly elevated position facing towards glorious Gloucestershire countryside, The Maples is a newly constructed home of the highest quality, with careful attention paid to every detail.

A front door leads into an entrance hallway/landing, which gives access to a utility room, providing useful workspace and storage, as well as a door into the garage. There is also a cloak room with W.C and wash basin.

One of the most appealing aspects of this home is the living space, which comprises two main rooms; the kitchen-dining room and the living room. The kitchen-diner is spectacular in terms of size and quality of finish. There is a large dining area facing out towards the front of the house, with beautiful views towards the wooded hills.

The kitchen is stylish and contemporary, with a beautiful range of units and quality granite worktops. There is a central island, a range of integrated Bosch appliances including double electric oven, dishwasher and induction hob, and plenty of storage space.



A pair of sliding doors opens up into the living room, which is instantly impressive in terms of size, and offer a similar outlook to the front aspect.

The stairs lead down to the lower ground level, which enjoys underfloor heating throughout (the house itself runs on an air source heat pump system).

There are four bedrooms and a family bathroom, with an additional en-suite to the principal bedroom. The principal bedroom is an exceptionally generous size, with fitted wardrobes and a pair of French doors leading outside to the patio area. Both bathrooms are finished to a very high standard, with attractive tiling, bath, shower, wash basin and W.C, electric heated towel rails as well as storage cupboards.





Step outside

The Maples

The property enjoys an enclosed rear garden with a good sized area of lawn and a patio accessible from the principal bedroom suite. To one side, the lawn slopes up to a seating area, ideal for taking in the wonderful views. There is additional land available with the property, located just behind the house, consisting of paddock with fantastic views.

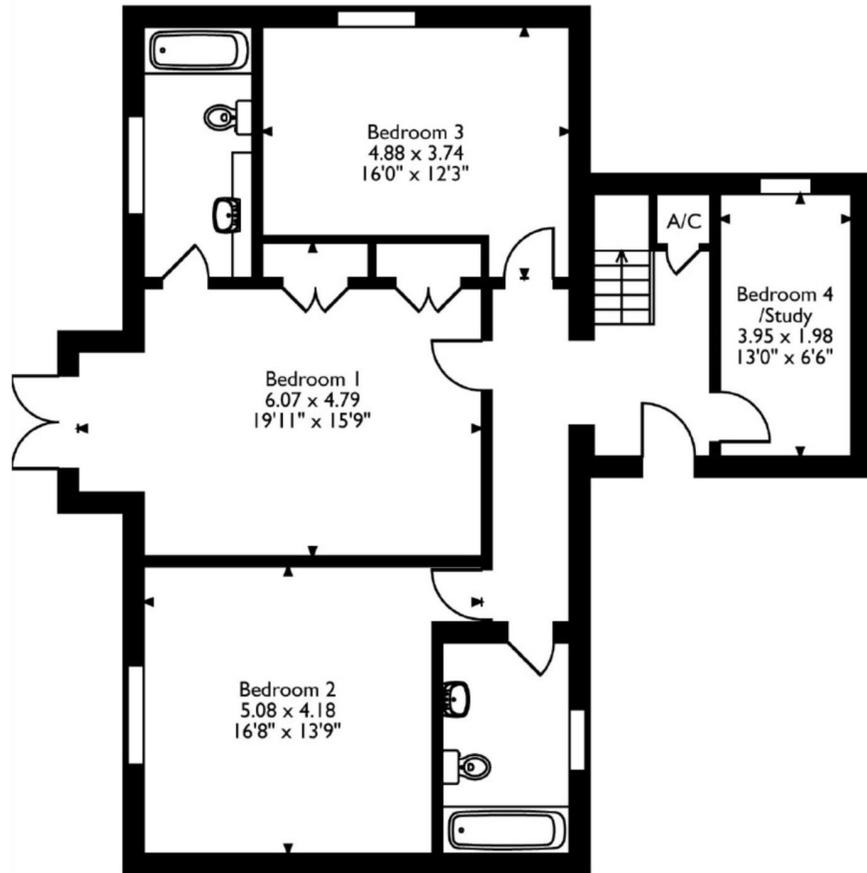
To the front of the house is a driveway with parking and access to a garage, which has electric roller door to the front, with power and lighting inside.

DIRECTIONS

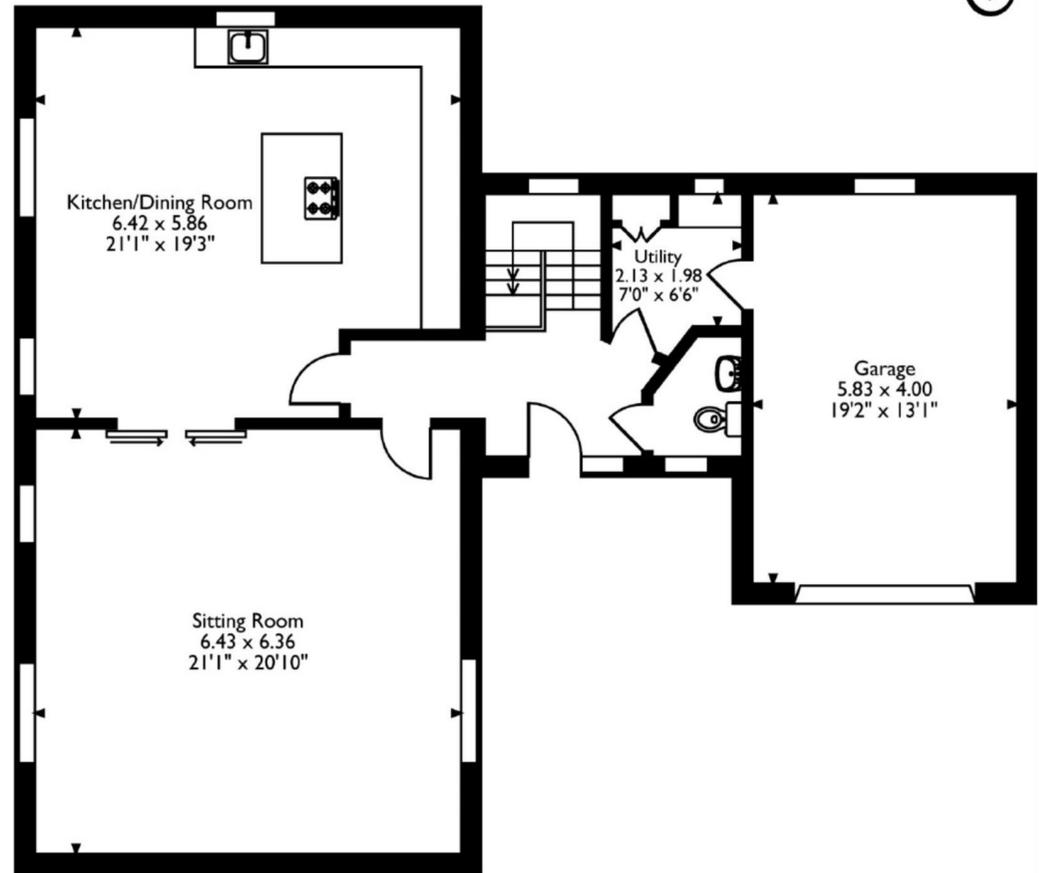
From Ross-on-Wye head towards Gloucester along the A40. Drive through the villages of Weston under Penyard and Lea, and after a few more miles, turn right signposted in to the village of Longhope. Drive through the village passing the church on your left and continue out of the village with the shop to your left. Turn left at the junction and left again onto the main road. Immediately turn left again and the property can be found on the left hand side as you continue up this lane.



Approximate Gross Internal Area 218 Sq M/2347 Sq Ft



Lower Ground Floor



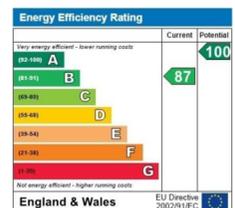
Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL17 0PD | Tenure: Freehold | Tax Band: C | Authority: Forest of Dean Council | Heating: Air source heat pump | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





Fine & Country
Tel: 01989 764141

52 Broad Street, Ross-on-Wye, HR9 7DY