



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



PERRYWOOD HOUSE, CHATTER STREET, LONGNEY, GLOUCESTER, GL2 3SN

The Property

A Beautifully Presented Five -Bedroom Home in the village of Longney. Surrounded by open countryside with far-reaching views towards the Forest of Dean, this stunning detached family home offers space, charm, and privacy. A five-bar gate opens to a circular driveway with ample parking framed by mature trees, this striking red-brick home immediately exudes warmth and character. Climbing shrubs trail around the windows and front door, adding softness and charm to the traditional exterior. As you step inside, you're greeted by a spacious and light-filled entrance hall, where wood-effect flooring and a central staircase set the tone for the home's welcoming atmosphere. From here, doors to all reception rooms, breakfast kitchen, guest cloakroom and stairs turn and rise to the first floor.

Sitting/dining room, stretching the full depth of the house. This superb space is designed for both relaxing and entertaining, with French doors leading to the garden and window to the side and front which provide a wealth of natural light. A stone fireplace with log effect LPG fire inset is the heart of the room, and the open layout allows for clearly defined lounging and dining zones, perfect for family life or hosting guests.

Study/snug provides a quiet retreat, ideal for home working or relaxed reading, with garden views and a peaceful ambience.

Breakfast kitchen, complete with cream shaker-style units, wood-effect worktops, and a sociable breakfast bar. A large window above the sink overlooks the front garden, making this a bright and pleasant space to cook and gather. The kitchen flows directly into the breakfast room, which offers additional space for informal dining and has French doors that lead out to the sun terrace and garden beyond. Door leads to the utility room.

The utility room is thoughtfully designed, with tiled flooring, a range of base and wall mounted cabinets, space for appliances, worktops with sink inset looking out to the garden. Door to a practical boot room, where there's ample room for coats, boots, and muddy paws, perfect after country walks with door to the garden. A further cloakroom perfectly placed when busy gardening.

Stairs rise to a wide and airy galleried landing, with soft natural light streaming in through a large window. There's room here for a sofa and book nook or artwork, adding to the upstairs' welcoming feel.

To the right, the master bedroom suite enjoys a tranquil rear aspect with glorious views over the garden and across to the Forest of Dean. It's a large, serene space with built in wardrobe either side of the bed and cupboards above, a private dressing room and a smart en-suite bathroom, bath with electric shower over bath, WC, and basin. The décor is soothing, and the en-suite is finished with tiled walls.

Bedroom two, a generously sized double at the rear of the house. This room benefits from garden views, neutral tones, and soft carpeting, perfect for guests or growing children.

Bedroom three and four bright double bedrooms with views to the grounds and village. Each have ample space for freestanding furniture. Ideal as a guest rooms or for older children.

Bedroom five a comfortable single room, offering space for desks or storage with window to the rear over looking the garden and views across to the forest of Dean.

Completing the first floor is a four piece family bathroom, where a roll-top claw-foot bath takes centre stage and corner shower cubicle. The room is painted in gentle green tones, with half-tiled walls, a WC, and a basin, all beautifully lit by a frosted side window.

It is fair to say the house is proportioned throughout providing a wealth of good space and natural light.

This is a rare opportunity to enjoy peaceful, practical living in a truly idyllic rural location. Surrounded by glorious grounds and open fields.

STAMP DUTY at £795,000

First time buyer & Moving Home £29,750 Additional Property £69,500





Outside

Set well back from the lane, the house is approached via a long, sweeping gravel drive framed by mature trees and a central turning circle. There's generous parking in front of the house and a detached double garage positioned slightly apart, complete with twin up-and-over doors and power connected, ideal for storage or use as a workshop.

The home's red brick elevations are softened by climbing plants and greenery, and a gently sloping tiled roof adding to the traditional charm. Whether arriving up the drive or enjoying the view from the garden, the house sits beautifully in its leafy setting, offering a sense of character, privacy, and timeless appeal.

The gardens surrounding the property are simply stunning, thoughtfully landscaped and lovingly maintained to offer a harmonious blend of formal structure and natural charm.

To the rear, expansive lawns are bordered by deep, well-stocked flowerbeds, rich with seasonal colour and alive with birds and pollinators. A pergola draped in climbing plants leads to a peaceful seating area beside a tranquil pond, while mature trees and established hedging provide privacy and a strong sense of seclusion.

The grounds continue around the house with gravel paths, additional seating areas, and an orchard-style space with fruit trees and dappled shade. A timber shed offers practical storage, and there's ample room for a vegetable patch, making this a garden equally suited to relaxing, entertaining, or gentle gardening.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band G and EPC rating F



Location

Situated immediately south-west of Gloucester. The Longney estate was purchased by Henry Smith in 1602, and the majority of the farmland and the large farms and some houses remain in the management of the Trustees of his charity.

An ancient and historic farming community which has existed undisturbed by the hustle and bustle of modern life, Longney is tucked away off the beaten track, between the River Severn and the Sharpness canal. It has uninterrupted views over undulating farmland.

There are excellent schools in the vicinity both state and private including a popular primary school. Further schools in other villages and nearby Gloucester & Stonehouse. The location provides some amazing walks in each direction.

This although in a rural setting there is lots close by to include The Anchor pub at Epney, an award winning gelato & milk vending straight from Bar House farm at Elmore. Organic milk, yoghurt, cream and kefir from the farm half a mile away. Pick your own fruit farm at Elmore, and a village shop with Post Office, a café & doctors surgery in Frampton

Longney is within 5 miles of Gloucester, so perfect for working in the city and access to the M5 motorway (Junction 12) is very straight forward north and south. Stonehouse 9 miles with railway station having a direct line to London Paddington taking around 1 hour 30 minutes and Gloucester Railway Station - 6 miles. Very convenient location for commuters.



Directions

On leaving junction 12 of the M5 motorway, follow towards Gloucester to a large island, take the second exit left onto the A38 Bristol road south towards Dursley. Follow the road for one mile and turn right onto Castle Lane towards Longney and Epney. In a 1.5 miles at the T junction take right turning to Longney. Continue for 1 mile and you will reach a cross roads, turn left passing the church on the right and village school on the left, follow a little further where you will see the for sale board on the left hand side.



**Approximate Gross Internal Area 2292 sq ft - 212 sq m
(Excluding Garage/Outbuilding)**

Ground Floor Area 1146 sq ft – 106 sq m

First Floor Area 1146 sq ft – 106 sq m

Garage Area 320 sq ft – 30 sq m

Outbuilding Area 183 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	37	51
	EU Directive 2002/91/EC	

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