



Wetherleigh Drive, Highnam GL2 8LW
£350,000



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• No onward chain • Extended three bedroom detached family home • Situated in the highly sought after village of Highnam • Ample off-road parking and garage • Private and enclosed rear garden • EPC TBC • Tewkesbury Borough Council - Tax Band D (£2,226.55 per annum 2025/2026)

£350,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hall

Generously sized entrance hall providing access to W.C, kitchen and living room. Stairs to first floor and understairs storage cupboard.

Downstairs W.C

Wash hand basin and WC. Frosted window to front aspect.

Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven, and four ring gas hob with extractor over. Door to back garden.

Living Room

Spacious living room stretching the length of the property with sliding patio doors leading to the outside. Window to the front aspect.

Dining Room

Versatile space with window to rear aspect.

Master Bedroom

Double bedroom with built-in wardrobes and cupboards. Storage cupboard. Window to rear aspect.

Second Bedroom

Double bedroom with built-in storage. Window to front aspect.

Third Bedroom

Double bedroom with built-in storage cupboard. Window to rear aspect overlooking the back garden.

Bathroom

Suite comprising W.C., wash hand basin and bath. Frosted window to front aspect.

Garage

Power and lighting. Up and over door granting vehicular access. Pedestrian door providing accessed from the garden.

Outside

To the front, the property benefits from a driveway providing off-road parking alongside a lawned area. Accessed via the side gate the back garden is a good size and offers a combination of lawned and patio areas, ideal for alfresco dining in the summer months.

Location

Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.

Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the west of the village are managed by the RSPB as a nature reserve, and Lassington Woods are to the east of the village.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D (£2,226.55 per annum 2025/2026).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

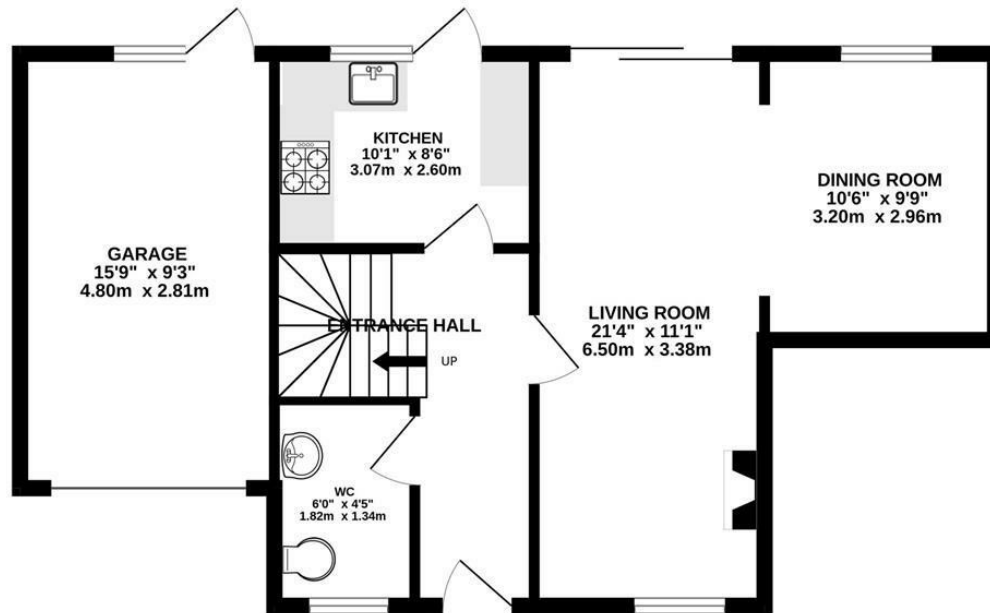
Heating: Gas central heating.

Broadband speed: standard 3 Mbps, superfast 70 Mbps, highest available download speed

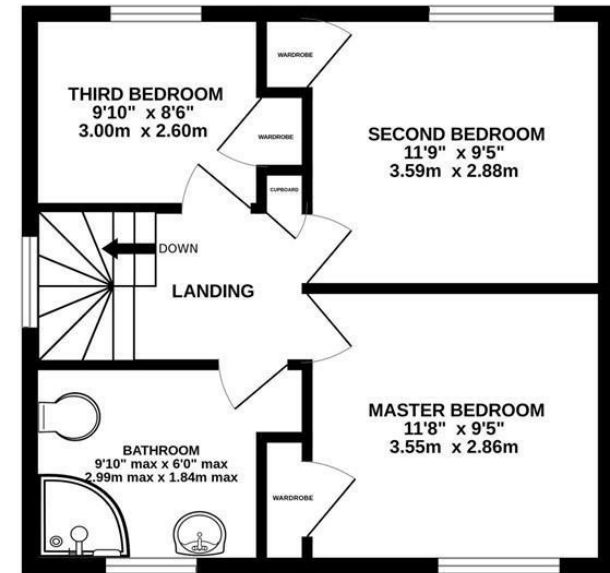
Mobile phone coverage: EE, Vodafone, Three, O2



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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