

# HOME FARM

TWO MILE LANE, HIGHNAM, GLOUCESTERSHIRE GL2 8DW

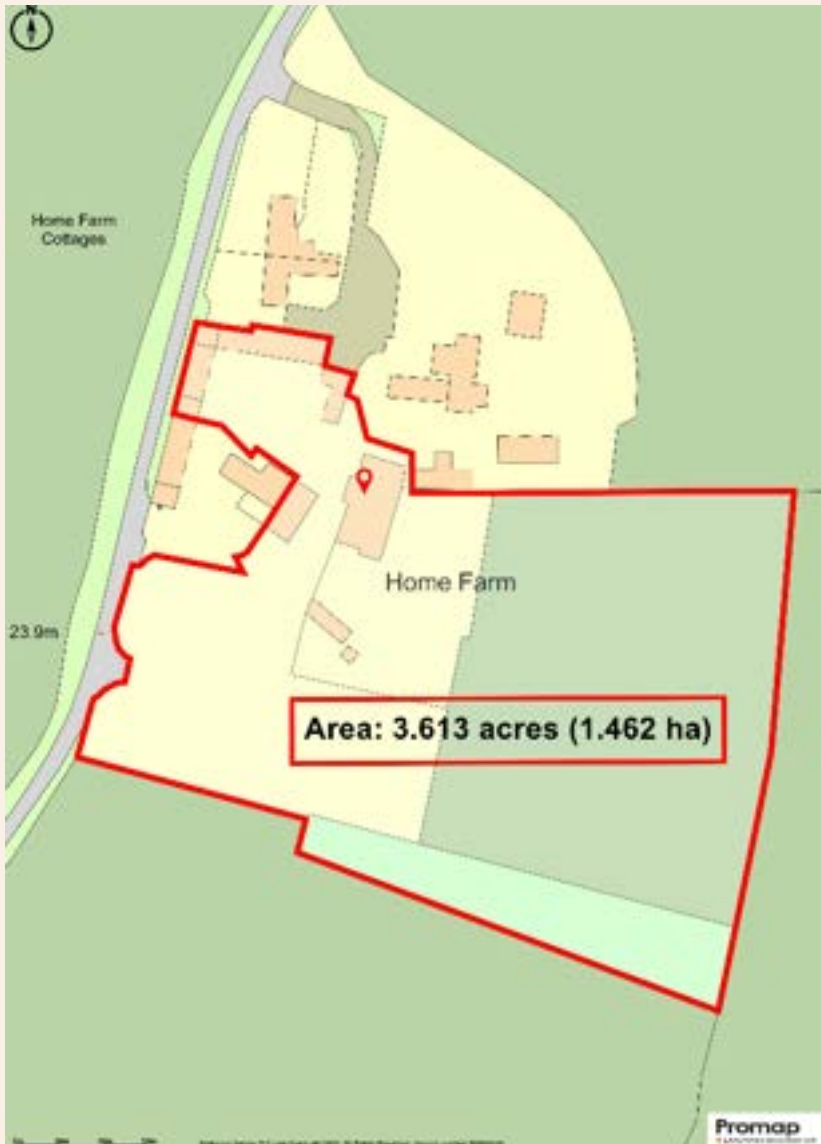


CLASSIC &  
COUNTRY  
COLLECTION









# HOME FARM

TWO MILE LANE, HIGHNAM, GLOUCESTERSHIRE  
GL2 8DW

A SPACIOUS AND VERSATILE EIGHT BEDROOM CHARACTER PROPERTY WITH IMPOSING VICTORIAN BUILD FEATURES, ONE BEDROOM ATTACHED ANNEXE, TWO STOREY BRICK-BUILT BARN, GARAGING, MATURE GARDENS, Paddock and TENNIS COURT LOCATED IN THE HIGHLY POPULAR VILLAGE LOCATION OF HIGHNAM.

## MAIN HOUSE

EIGHT BEDROOM DETACHED HOUSE • LIVING ROOM • SITTING ROOM  
DINING ROOM • KITCHEN / BREAKFAST ROOM • UTILITY ROOM  
THREE EN-SUITES • TWO BATHROOMS • TWO CLOAKROOMS

## THE ANNEXE

ONE BEDROOM ATTACHED ANNEXE • OPEN PLAN KITCHEN / LIVING / DINING  
BATHROOM

GARDENS & GROUNDS APPROACHING FOUR ACRES  
Paddock • TENNIS COURT • OUTBUILDINGS • BRICK-BUILT BARN

FREEHOLD **£1,500,000 GUIDE PRICE**







## HIGHNAM

The village of Highnam has previously been awarded 'Best Kept Village' and offers amenities to include a primary school, day nursery, shop/post office, church and doctor's surgery.

Further comprehensive facilities are available in the cathedral city of Gloucester (2 miles), the spa town of Cheltenham (10 miles) and the market town of Newent (7 miles distant) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc. etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the Southorsley offers amenities to include primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.



THE TENNIS COURT







## THE PROPERTY

Home Farm is a handsome rural residence offering lovely views over the surrounding countryside yet located within minutes of Gloucester and Cheltenham. It is a beautifully appointed eight bedroom detached family home set over three storeys with an attached one bedroom annexe. The accommodation in the main house extends to nearly 5,000 sq ft and the space is very well balanced with spacious interiors and delightful outdoor spaces.

The house is approached through wrought iron gates, with a sweeping tree lined driveway leading to ample parking space in front and alongside the property. The driveway continues through further wooden gates into a large courtyard area with open single storey barns and workshop complex.

As you enter the property, you are greeted by the grandeur of its façade, featuring tall chimneys and a Victorian red brick portico. As you step inside, you will find yourself immersed in the spaciousness and warmth of the interior, which has been lovingly maintained by the current owner.



The formal access to the property comes in the form of an entrance vestibule which in turn leads to the spacious entrance hall with high ceilings and a staircase leading to a galleried landing.

The ground floor has a spacious living room with a large recessed open fireplace and doors lead to the formal dining room which also has an open fireplace with decorative surround. Having a dual aspect from here over the gardens, sliding doors lead to a terraced area from which to enjoy after dinner drinks and indeed, the peace and tranquillity of the setting.

The sitting room, adjacent to the kitchen, offers a warm and cosy space, featuring a large wood burning stove, making it the perfect spot to relax with a book or to gather with friends and family. French doors lead out to the gardens to which your eyes are inexorably drawn from many of the rooms.

The large kitchen / breakfast room has an array of sage and cream coloured units, complemented beautifully by warm oak worktops. There is a two oven oil-fired AGA, induction hob and integrated appliances to include a dishwasher, fridge / freezer and double oven. The kitchen has ample space for a farmhouse dining table and adjacent to the kitchen is a utility room with cloakroom leading off.







To the first floor, you will discover four well-appointed bedrooms, two with en-suites and a family bathroom. In particular, the principal bedroom offers a relaxing aspect overlooking the gardens and has a Juliet balcony, from which you can overlook the tennis court.

The second floor comprises a further four bedrooms, one with en-suite and a family bathroom.

## ANNEXE

Adjoining the main house, you will find delightful ancillary accommodation comprising of an open plan kitchen / living / dining room and to the first floor, a bedroom and en-suite. Although the annexe is accessed via its own front door from a courtyard to the rear, the property has lockable doors between the main house and the annexe on both floors, thereby creating additional accommodation to the main house, if required, perfect for guests and additional family members. The annexe could make an ideal separate office or holiday let.



## OUTSIDE

The delights of the house extend beyond its walls, stretching to mature gardens and grounds approaching four acres. The gardens are a magnificent feature of the property, providing year-round interest with an array of flora and fauna to include beautiful structural specimen trees such as Redwood, Copper Beech, Silver Birch, Pines and Maples.

The gardens are divided into a number of separate compartments, surrounded by more open areas, which all of which link naturally with the countryside beyond. The formal gardens are laid mostly to lawn with numerous pathways naturally leading around the property creating a feeling of synergy with a variety of seating areas depending on the seasons and time of day. The space is truly ideal for al-fresco dining and entertainment.

Nestled within the grounds, you will also discover a tennis court, ideal for sports enthusiasts and for those green fingered amongst us, tucked away between the driveway and tennis court, there are a range of outbuildings to include a Victorian potting shed, workshop, a large green house, pigeon coops and further wooden storage sheds.







To the front of the property, you will find a detached two storey brick-built barn with original pitching window to the first floor. The barn can be accessed via a garage door to the side and a stable door to the front. The barn lends itself to a multitude of uses and indeed offers potential for conversion.

Beyond the parking and turning area, double opening wooden gates with pedestrian side gate, gives access to a continuation of the driveway. Here you will find extensive single storey open barns, ideal for storing garden machinery and the like. Within this courtyard area, there is further garaging, a brick-built workshop with power, lighting and water which gives ample potential for a number of uses. It is worth noting that there is a separate vehicular access to this area from the north side. Within the large courtyard area there is a fruit garden and a chicken coop area.

To the rear of the garden you will find a large flat paddock of approximately 1.6 acres. Currently used as farmland, the paddock naturally lends itself to perhaps utilise as equestrian facilities and potentially available via separate negotiation, there is an additional piece of land, adjacent to the paddock, equating to 12 acres approximately.

This exceptional property truly offers a rare opportunity to live in an enchanting home with an abundance of space, tranquillity and recreational amenities, creating cherished memories for generations to come.













# FLOORPLAN

Home Farm, Two Mile Lane Highnam, Gloucestershire

Approximate Gross Internal Area  
Main House = 454 Sq M/4887 Sq Ft  
Garage = 90 Sq M/969 Sq Ft  
Outbuilding = 302 Sq M/3251 Sq Ft  
Total = 846 Sq M/9107 Sq Ft



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.









### **SERVICES**

Mains water and electric, private drainage, oil fired heating.

### **WATER RATES**

Severn Trent - to be confirmed.

### **LOCAL AUTHORITY**

Council Tax Band: G. Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire GL20 5TT.

### **EPC RATING - E**

### **TENURE**

Freehold.

### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### **DIRECTIONS (GL2 8DW)**

From our office in Newent, proceed out along the B4215 until reaching Highnam. When arriving at Highnam, turn right into Two Mile Lane, proceed along and the driveway to Home Farm will be found on your left hand side as marked by our 'For Sale' board.

### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





**STEVE GOOCH ESTATE AGENTS**

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