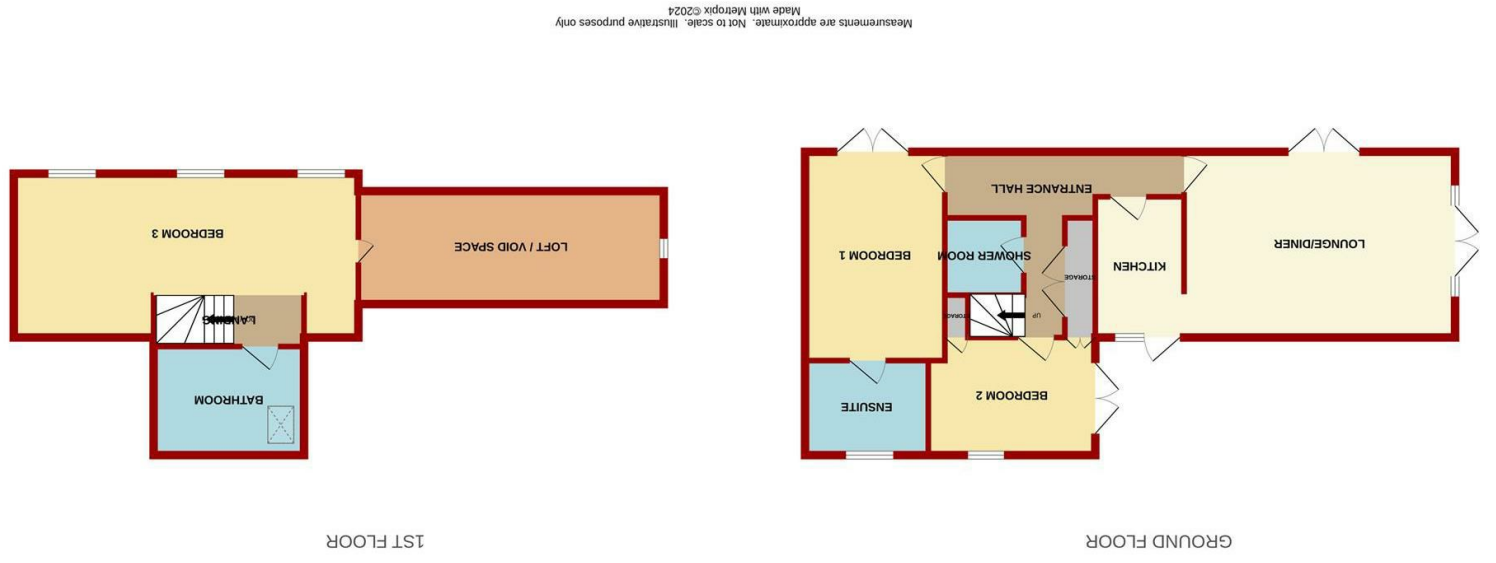




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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



**Workshop Cottage Two Mile Lane**  
 Highnam GL2 8DW

## Guide Price £450,000

A RARELY AVAILABLE THREE BEDROOM DETACHED COTTAGE IN NEED OF MODERNISATION, OPEN PLAN KITCHEN / LIVING ROOM, MASTER EN-SUITE, SOUTH FACING MATURE GARDENS, OUTBUILDING / WORKSHOP ideal for MULTITUDE OF USES such as a HOME OFFICE or GYM, LARGE BARN STYLE CAR PORT, all being offered with NO ONWARD CHAIN.

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, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) 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 South.



Entrance via wooden double glazed door with wooden double glazed side panel into:

### ENTRANCE HALL

Wooden flooring, power points, radiator, coving, wooden door through to:

### LOUNGE

18'10 x 13'10 (5.74m x 4.22m)

Power points, radiator, wood burning stove, front, side and rear aspect wooden double glazed doors with wooden double glazed side panels, picture rail and coving. Opening through to:

### KITCHEN

9'01 x 6'01 (2.77m x 1.85m)

Also accessed via wooden door from the entrance hall. Base, wall and drawer mounted units, cooker with four ring gas hob over, single drainer single sink unit with mixer taps over, tiled flooring, space for fridge, rear aspect wooden windows.

### BEDROOM 1

14'05 x 9'09 (4.39m x 2.97m)

Wooden flooring, radiator, power points, coving, front aspect wooden double glazed door with wooden double glazed side panel. Wooden door to:

### EN-SUITE

Bath, low-level WC, wall mounted wash hand basin, radiator, partly tiled walls, extractor fan, rear aspect wooden double glazed window.

### INNER HALLWAY

Double wooden doors giving access to storage cupboard which houses the oil-fired boiler, coving, stairs to the first floor landing.

### BEDROOM 2

12'09 x 9'08 (3.89m x 2.95m)

Wooden flooring, radiator, power points, coving, wooden door giving access to under stairs storage cupboard, rear aspect wooden double glazed window, rear aspect double glazed wooden door with double glazed wooden side panel.

### SHOWER ROOM

White suite comprising of a corner shower cubicle with shower over, low-level WC, pedestal wash hand basin, partly tiled walls, extractor fan, radiator.

FROM THE INNER HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

### LANDING

Opening into:

### BEDROOM 3

22'05 x 9'06 (6.83m x 2.90m)

Two radiators, power points, three front aspect double glazed wooden windows, double wooden doors giving access into a loft storage area (restricted head space).

### BATHROOM

White suite comprising of a bath, pedestal wash hand basin, low-level WC, radiator, partly tiled walls, extractor fan, roof light, wooden door giving access into cupboard housing the hot water tank.

### OUTSIDE

Access via five bar wooden gate with pillars onto a tarmac driveway suitable for the parking of several vehicles. This in turn leads onto a block paved driveway. A block paved pathway leads to the front door. The south facing mature garden has various flower borders, raised beds, bushes and trees and is enclosed by walling and hedging and benefits from having lovely countryside views. The driveway leads to:

### LARGE BARN STYLE CAR PORT

Timber framed and suitable for a variety of potential uses, currently used as a storage and parking area.

### OUTBUILDING

Accessed via wooden door.

### OUTBUILDING - ROOM 1

13'01 x 7'09 (3.99m x 2.36m)

Wooden window overlooking the garden, access to loft space. Ideal for those working from home. Wooden door to:

### OUTBUILDING - ROOM 2

12'09 x 10'04 (3.89m x 3.15m)

Floor mounted units, single bowl single drainer sink unit with tap over, plumbing for washing machine, space for fridge / freezer, partly tiled walls, power points, wooden door leading to the garden, two front aspect windows overlooking the garden.

### SERVICES

Mains water and electric. Shared septic tank. Oil-fired heating.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

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

### 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

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 Workshop Cottage will be found on your left hand side.

### PROPERTY SURVEYS

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

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.