



3 Canal Way  
Over GL2 8BY



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£750,000**

AN IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME set in the PRESTIGIOUS DEVELOPMENT of STAUNTON'S HILL enjoying THREE RECEPTION ROOMS, TWO EN-SUITES, DOUBLE INTEGRAL GARAGE, LANDSCAPED GARDENS and benefiting from COUNTRYSIDE VIEWS ON THE DOORSTEP.

Over is situated on the outskirts of Gloucester offering a popular Public House, Farm Market and Wharf House Restaurant with the village of Highnam being a short distance away which 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.





The property is accessed via a composite door into:

### ENTRANCE HALL

Spacious with staircase to the first floor situated in the centre, tiled flooring, radiator, under stairs cupboard.

### STUDY

11'3 x 7'4 (3.43m x 2.24m)

Tiled flooring, double radiator, front aspect window.

### CLOAKROOM

Modern white suite comprising of, low-level WC, wash hand basin, radiator, front aspect frosted window.

### DINING ROOM

14'8 x 11'4 (4.47m x 3.45m)

Karndean wood effect flooring, double radiator, front aspect window. Double doors into:

### LOUNGE

15'10 x 14'7 (4.83m x 4.45m)

Feature Gazco remote control gas fire with stone surround and raised hearth, Karndean wood effect flooring, two double radiators, tv point, telephone point, inset ceiling spotlights, window to the side aspect, double aspect window to rear, double doors to the rear garden.

### KITCHEN / DINING ROOM

22'6 x 16'7 (6.86m x 5.05m)

Range of base and wall mounted units, granite worktops, gloss units, double stainless steel sink and drainer unit with mixer tap above and instant hot water tap, breakfast bar with Neff mirrored induction hob and stainless steel cooker hood above, built in Neff appliances to include double oven, steam oven, microwave and dishwasher, tiled flooring, three radiators, inset ceiling spotlights, side and rear aspect windows, double doors to the rear garden. Door into:

### UTILITY ROOM

Worktop, stainless steel sink, plumbing for washing machine, tumble dryer, tiled flooring, radiator, gas-fired boiler, part glazed door to side.

### GALLERY LANDING

Radiator, airing cupboard with slatted shelving, access to loft space, front aspect window.

### MASTER BEDROOM

13'9 x 13'3 (4.19m x 4.04m)

Two built in wardrobes, two rear aspect windows. Door into:

### EN-SUITE

Modern suite comprising of double shower cubicle, built in cystem w.c., vanity wash hand basin with mixer tap above, heated towel rail, wall mounted mirror and shaver point, rear aspect frosted window.

### BEDROOM 2

13'2 x 12'1 (4.01m x 3.68m)

Double and single built in wardrobes, radiator, rear and side aspect windows. Door into:

### EN-SUITE

Modern suite comprising of double shower cubicle with sliding door, built in cistern WC, vanity wash hand basin, heated towel rail, rear aspect frosted window.

### BEDROOM 3

13'9 x 8'11 (4.19m x 2.72m)

Built in wardrobes, radiator, front aspect window.

### BEDROOM 4

11'5 x 7'4 (3.48m x 2.24m)

Double built in wardrobe with sliding doors, radiator, front aspect window.

### BEDROOM 5

10'2 x 8'4 (3.10m x 2.54m)

Built in wardrobes with storage above, dressing table, radiator, front aspect window.

### BATHROOM

Modern white suite comprising of bath with mixer tap above, corner shower cubicle, built in cystem w.c., vanity wash hand basin, shaver point, side aspect frosted window.

### OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking for numerous vehicles which in turn leads to a double garage. A beech hedge lines the front garden which is mostly laid to lawn with steps leading up to the front of the property. A pathway leading to the front door also gives access into the low maintenance rear garden which has a lovely patio area, raised decked area with rockery and mature shrubs, additional seating area and a lawned area with plant beds. The property also benefits from having electric charging plugs for cars.

### DOUBLE GARAGE

26'1 x 17'9 (7.95m x 5.41m)

Accessed via electric up and over doors.

### AGENTS NOTE

There is an annual maintenance charge of approximately £644 for the communal areas and includes a contribution to the Canal Trust.

In 2014, the property was subject to a ground heave. This issue has been resolved. Paperwork is available on request.

### SERVICES

Mains water, drainage, gas and electric.

### WATER RATES

Severn Trent - to be advised.

### LOCAL AUTHORITY

Council Tax Band: G  
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

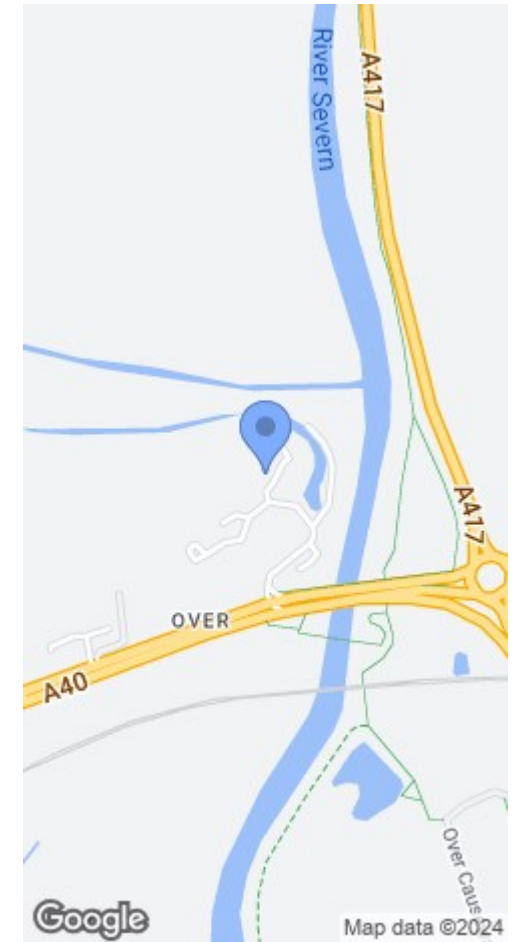
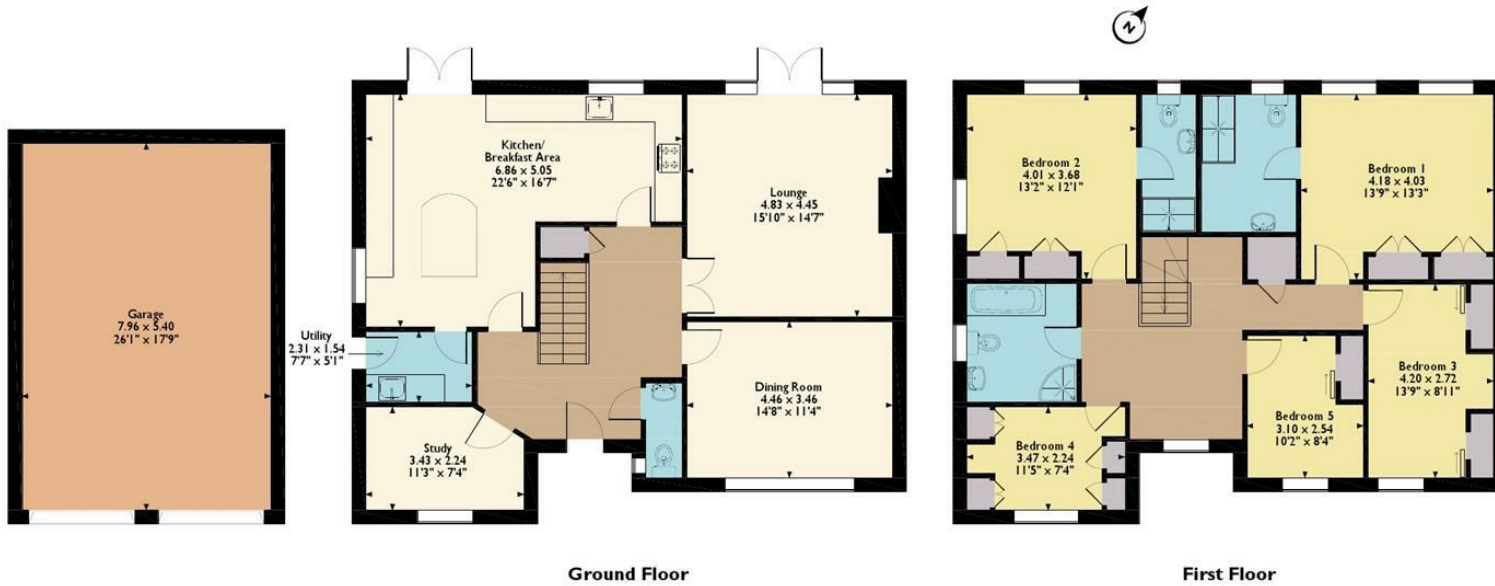
Heading towards Gloucester, proceed along towards Over where Staunton's Hill can be found on your left hand side after Over Farm Market. Head into the development bearing right into Canal Way where the property can be found on the left hand side.

### PROPERTY SURVEYS

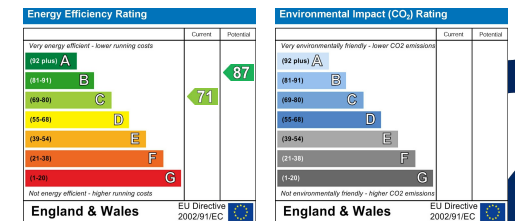
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



3 Canal Way Over, Over, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 190 Sq M/2052 Sq Ft  
 Garage = 43 Sq M/463 Sq Ft  
 Total = 233 Sq M/2515 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.



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