



3 Williams Orchard
Highnam GL2 8EL

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £499,950

AN EXTENDED THREE / FOUR BEDROOM DETACHED BUNGALOW having SUN ROOM, SOUTH FACING GARDENS, TWO GARAGES with POTENTIAL FOR CONVERSION SUBJECT TO THE RELEVANT PLANNING PERMISSIONS, AMPLE OFF ROAD PARKING within WALKING DISTANCE TO LOCAL AMENITIES in the POPULAR VILLAGE OF HIGHNAM, 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 frosted wooden door into:

ENTRANCE HALL

Radiator, power point, door to storage cupboard, door to airing cupboard with shelving and hot water tank, access to loft space, part glazed wooden door into:

KITCHEN

10'4 x 7'8 (3.15m x 2.34m)

Range of base, wall and drawer units, built-in oven and grill with four ring gas hob over, one and a half bowl single drainer sink unit with mixer tap over, space for washing machine, space for dishwasher, space for fridge / freezer, tiled flooring, radiator, rear aspect UPVC double glazed window.

DINING ROOM

11'1 x 9'3 (3.38m x 2.82m)

Radiator, power points, rear aspect UPVC double glazed window.

LOUNGE

15'4 x 12'7 (4.67m x 3.84m)

Two radiators, television point, rear aspect UPVC double glazed window, rear aspect double glazed sliding patio doors giving access to the garden.

SUN ROOM

11'6 x 5'9 (3.51m x 1.75m)

Seating area overlooking the rear garden, double glazed wooden windows overlooking the rear garden, wooden door leading out to the garden. Part glazed wooden door giving access into the garage. Wooden door to the front, frosted wooden door giving access to:

BEDROOM 1

11'7 x 10'4 (3.53m x 3.15m)

Radiator, double doors giving access to storage cupboard with hanging space and shelving, rear aspect UPVC double glazed window.

BEDROOM 2

11'7 x 9'4 (3.53m x 2.84m)

Radiator, double doors giving access to wardrobe with hanging space and shelving, rear aspect UPVC double glazed window.

BEDROOM 3

9'2 x 7'4 (2.79m x 2.24m)

Radiator, power points, door to storage cupboard, rear aspect UPVC double glazed window.

SHOWER ROOM

White suite comprising of low-level WC, pedestal wash hand basin, large shower cubicle with built-in seat and shower over, fully tiled walls in the shower, partly tiled walls in the bathroom, heated towel rail, front aspect frosted UPVC double glazed window.

BEDROOM 4 / OFFICE

10'6 x 7'1 (3.20m x 2.16m)

Rear aspect UPVC double glazed window.

OUTSIDE

A tarmac driveway, suitable for the off road parking of three to four vehicles leads to:

GARAGE

16'6 x 8'5 (5.03m x 2.57m)

The garage houses the Baxi gas boiler. The garage is accessed via an up and over door and has power and lighting.

SECOND GARAGE

16'6 x 10'7 (5.03m x 3.23m)

Accessed via up and over door, personal door from the garden.

The two garages could make ideal ancillary accommodation for those requiring multi-generational living (subject to the relevant planning permission).

To the front of the property, a concrete path gives access to the front door and there is a good sized lawned area to the front. The south facing rear garden wraps around the back of the property and there are mature flower borders, trees, bushes and shrubs, various seating areas, garden shed, all enclosed by fencing.

SERVICES

Mains water, electricity, drainage and gas.

Gigaclear broadband is available at the property.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 Newent office, proceed along the B4125 towards Highnam turning left at the mini roundabout, follow the road around taking the sixth turning on the left into Williams Orchard where the property can be found.

PROPERTY SURVEYS

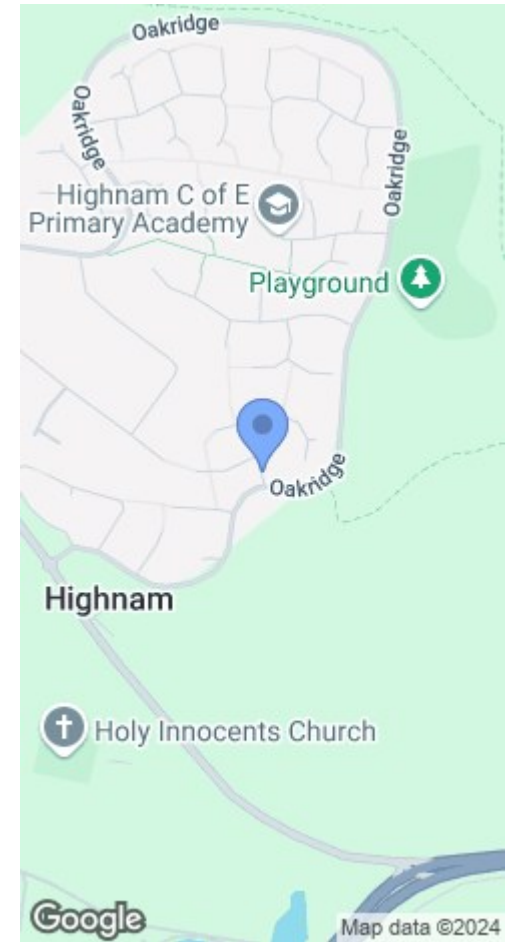
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION DISCLAIMER

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.



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