



99 Maidenhall
Highnam GL2 8DJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

No Onward Chain £550,000

A FOUR / FIVE BEDROOM DORMER BUNGALOW with approaching 2,000 sq ft of ACCOMMODATION to include OPEN PLAN LOUNGE / DINING ROOM, TWO BATHROOMS, INTEGRAL GARAGE, AMPLE OFF ROAD PARKING, WORKSHOP, OFFICE / STUDY, SOLAR PANELS, SOUTH WEST FACING GARDENS AMOUNTING TO ONE FIFTH OF AN ACRE. situated in the EVER POPULAR AREA OF MAIDENHALL, HIGHNAM offering EASY ACCESS to GLOUCESTER, QUIET CUL-DE-SAC LOCATION.

The village of Highnam has previously been awarded 'Best Kept Village' and is a hive of local community activity, with many groups using the popular community hall and rooms near the church. It offers amenities to include a well respected C of E 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.





Solid timber door to:

ENTRANCE PORCH

8'5 x 4'3 (2.57m x 1.30m)

Built-in cupboard, side aspect window. Door to garage. Part glazed door through to:

ENTRANCE HALL

Single radiator, under stairs storage space, stairs to the first floor.

LOUNGE / DINER

18'11 x 18'10 (5.77m x 5.74m)

Attractive stone fireplace with inset gas fire, double radiator, rear aspect window with a beautiful private outlook over the gardens. Half glazed door through to:

REAR PORCH

6'5 x 5'8 (1.96m x 1.73m)

Tiled flooring, double glazed sliding patio doors to the rear garden.

STUDY

10'10 x 8'7 (3.30m x 2.62m)

Side and rear aspect windows with a lovely outlook over the gardens, opening through to:

OFFICE

8'10 x 6'3 (2.69m x 1.91m)

Double radiator, side aspect window.

KITCHEN

9'4 x 8'6 (2.84m x 2.59m)

Stainless steel single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated fridge, wall mounted gas-fired central heating and domestic hot water boiler, plumbing for washing machine, plumbing for dishwasher, front aspect window. Door to lounge / diner.

INNER HALLWAY

Airing cupboard with slatted shelving.

BEDROOM 1

14'2 x 9'4 (4.32m x 2.84m)

Double radiator, rear aspect window with a lovely private outlook over the gardens.

BEDROOM 2

11'8 x 10'1 (3.56m x 3.07m)

Fitted vanity wash hand basin, cupboards below, double radiator, side and front aspect windows.

BEDROOM 3

10'3 x 6'11 (3.12m x 2.11m)

Double radiator, rear aspect window with a lovely private outlook over the gardens.

SHOWER ROOM

Fitted shower cubicle and tray, shower over, close coupled WC, vanity wash hand basin, cupboards below, heated towel rail, front aspect frosted window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Side aspect window.

BEDROOM 4 - L SHAPED

15'8" max x 12'2" max (4.78m max x 3.71m max)

Built-in cupboard, eaves storage cupboard, single radiator, front aspect Velux roof light, rear aspect window with a lovely outlook over the mature garden. Door to:

BEDROOM 5

11'5 x 9'10 (3.48m x 3.00m)

Double radiator, built-in wardrobe cupboard with hanging rail, rear aspect Velux roof light, side aspect window.

BATHROOM

White suite comprising bath with shower attachment over, close coupled WC, pedestal wash hand basin, tiled splashback, bidet, heated towel rail, front aspect window.

OUTSIDE

A tarmac driveway, suitable for the parking of three vehicles, leads through to:

SINGLE GARAGE

14'11 x 9'1 (4.55m x 2.77m)

Accessed via up and over door, power and lighting, side aspect window. Sliding door to utility room.

UTILITY ROOM

9'1 x 3'6 (2.77m x 1.07m)

Power and lighting, half glazed door through the side.

WORKSHOP

8'10 x 7'7 (2.69m x 2.31m)

Sink with cold water supply, power and lighting, two side aspect windows.

To the front of the property, there is a lawned area, borders surround, outside lighting. There is also a separate hardstanding for a caravan etc. The large south west facing rear garden has good sized paved patio areas, outside tap, covered storage area, large lawned areas, pathways, raised borders, mature shrubs, bushes and trees, wooden garden shed, fencing and natural hedge boundary. The whole plot amounts to approximately one fifth of an acre and is private and enclosed.

SERVICES

Mains water, electricity, gas and drainage.

AGENT'S NOTE

Solar panels with a feed in tariff bring in an annual income. The income between October 2022 - December 2023 of approximately £800.

The property is fully insulated with cavity wall and loft insulation.

Probate is yet to be applied for.

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 Newent, proceed along the B4215 towards Gloucester. On reaching Highnam, take the first left into Lassington Lane. Proceed along here turning right into Maidenhall, proceed along passing the Post Office on the right hand side taking the next right. Proceed to the end and the property will be found on your right hand side.



GROUND FLOOR
1443 sq.ft. (134.1 sq.m.) approx.

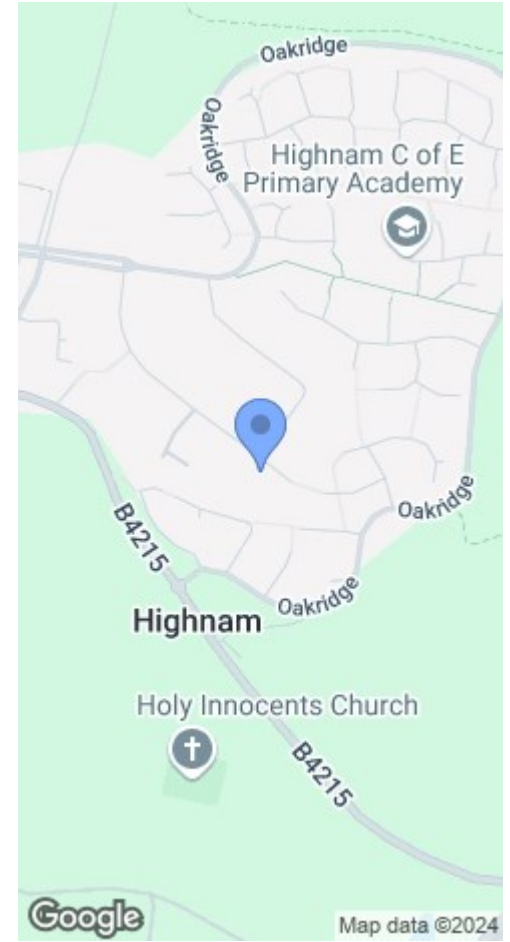


1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.4 sq.m.) approx.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	68	73
(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	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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