



































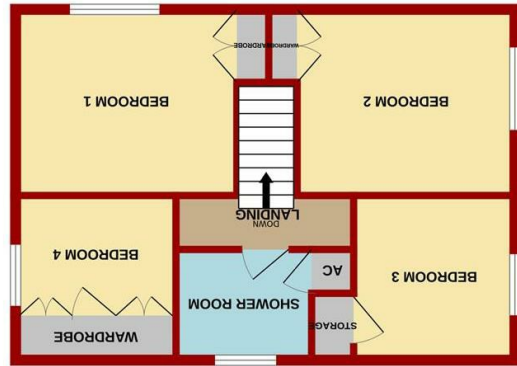
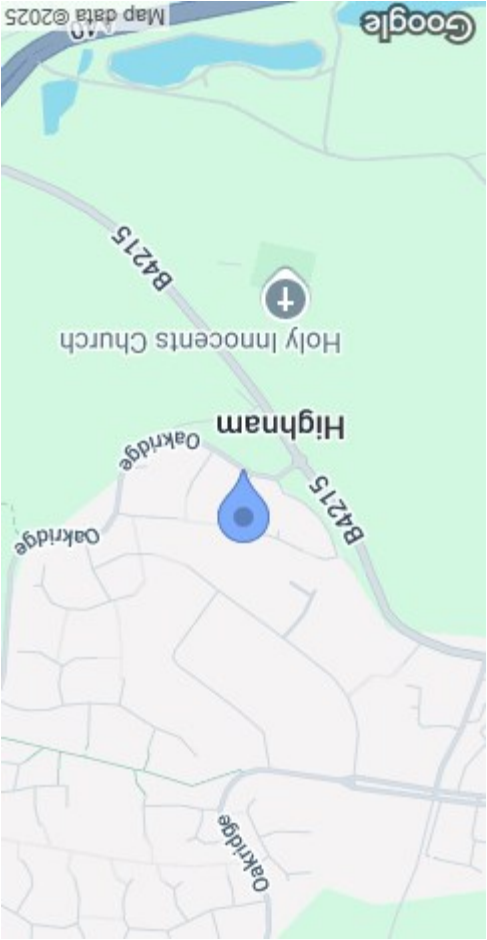


All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information 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 electrical cables or pipes are provided for illustrative purposes only and are not to scale. All photographs are provided for general information and it cannot be inferred that any features shown are included in the sale.

| Country | Energy Efficiency Rating | Country | Environmental Impact (CO ₂) Rating |
|--|--|--|--|
|  England & Wales Net Energy Efficiency: 40% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 40% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 40% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 40% (Energy Saving Grant) |
|  Northern Ireland Net Energy Efficiency: 35% (Energy Saving Grant) |  Northern Ireland Net Energy Efficiency: 35% (Energy Saving Grant) |  Northern Ireland Net Energy Efficiency: 35% (Energy Saving Grant) |  Northern Ireland Net Energy Efficiency: 35% (Energy Saving Grant) |
|  Scotland Net Energy Efficiency: 30% (Energy Saving Grant) |  Scotland Net Energy Efficiency: 30% (Energy Saving Grant) |  Scotland Net Energy Efficiency: 30% (Energy Saving Grant) |  Scotland Net Energy Efficiency: 30% (Energy Saving Grant) |
|  Wales Net Energy Efficiency: 25% (Energy Saving Grant) |  Wales Net Energy Efficiency: 25% (Energy Saving Grant) |  Wales Net Energy Efficiency: 25% (Energy Saving Grant) |  Wales Net Energy Efficiency: 25% (Energy Saving Grant) |
|  England & Wales Net Energy Efficiency: 20% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 20% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 20% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 20% (Energy Saving Grant) |
|  Northern Ireland Net Energy Efficiency: 15% (Energy Saving Grant) |  Northern Ireland Net Energy Efficiency: 15% (Energy Saving Grant) |  Northern Ireland Net Energy Efficiency: 15% (Energy Saving Grant) |  Northern Ireland Net Energy Efficiency: 15% (Energy Saving Grant) |
|  Scotland Net Energy Efficiency: 10% (Energy Saving Grant) |  Scotland Net Energy Efficiency: 10% (Energy Saving Grant) |  Scotland Net Energy Efficiency: 10% (Energy Saving Grant) |  Scotland Net Energy Efficiency: 10% (Energy Saving Grant) |
|  Wales Net Energy Efficiency: 5% (Energy Saving Grant) |  Wales Net Energy Efficiency: 5% (Energy Saving Grant) |  Wales Net Energy Efficiency: 5% (Energy Saving Grant) |  Wales Net Energy Efficiency: 5% (Energy Saving Grant) |
|  England & Wales Net Energy Efficiency: 0% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 0% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 0% (Energy Saving Grant) |  England & Wales Net Energy Efficiency: 0% (Energy Saving Grant) |

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



GROUND FLOOR



3 Oakridge Highnam GL2 8EF

Guide Price £345,000

A WELL PRESENTED and EXTENDED FOUR BEDROOM LINK DETACHED PROPERTY situated on a CORNER PLOT, having TWO RECEPTIONS plus CONSERVATORY, WEST FACING GARDEN measuring approx 40' x 40', GARAGE and OFF ROAD PARKING, situated in the HIGHLY POPULAR VILLAGE OF HIGHNAM.

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.

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 half glazed frosted door through to:

ENTRANCE HALL

Laminate flooring, single radiator, under stairs storage cupboard, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, wash hand basin, single radiator, rear aspect frosted window.

LOUNGE

18'10 x 11'11 (5.74m x 3.63m)

Feature fireplace with inset electric fire, two double radiators, side and front aspect windows with the front aspect having a lovely outlook onto surrounding fields and farmland.

DINING ROOM

9'10 x 8'6 (3.00m x 2.59m)

Laminate flooring, double radiator, coving, central light and ceiling fan, opening through to:

CONSERVATORY

12'3 x 8'10 (3.73m x 2.69m)

Tiled flooring, UPVC double glazed, fully glazed double doors through to the rear patio.

KITCHEN

11'10 x 8'5 (3.61m x 2.57m)

One and a half bowl single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, five ring gas hob, cooker hood above, electric oven, cupboard above and below, fitted John Lewis dishwasher, Bosch fridge and freezer, single radiator, side aspect window overlooking the gardens, half glazed frosted door through to the rear.

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

LANDING

Access to insulated roof space via loft ladder.

BEDROOM 1

11'11 x 9'10 (3.63m x 3.00m)

Built-in double wardrobe with shelving, cupboard above, central ceiling light and fan, single radiator, front aspect window with a lovely outlook onto surrounding farmland.

BEDROOM 2

11'11 x 9'10 (3.63m x 3.00m)

Built-in double wardrobe, shelving, cupboard over, single radiator, side aspect window overlooking the gardens.

BEDROOM 3

8'11 x 8'7 (2.72m x 2.62m)

Boiler cupboard housing the gas-fired central heating and domestic hot water boiler (only 18 months old), single radiator, side aspect window overlooking the gardens.

BEDROOM 4

8'9 x 8'7 (2.67m x 2.62m)

Built-in wardrobes to one wall to comprise two doubles and one single, various hanging rail and shelving, single radiator, side aspect window with a lovely outlook over mature trees.

SHOWER ROOM

Walk-in double shower cubicle, shower over, tiled surround, vanity wash hand basin, cupboards below, close coupled WC, heated towel rail, airing cupboard with slatted shelving, spotlighting, rear aspect frosted window.

OUTSIDE

A pathway leads to the front door where there is a lawned area, flower borders, outside lighting. The lawn continues around to the side where there is a concrete driveway suitable for the parking of one to two vehicles and an outside tap.

SINGLE GARAGE

16'7 x 8'6 (5.05m x 2.59m)

Accessed via electric roller shutter door, power and lighting, plumbing for washing machine, space for tumble dryer, personal door through to the rear.

The main area of garden is to one side and is west facing. There is a paved patio area, lawned area, flower borders surrounding, various flowers and shrubs, external power points, outside tap, lighting, further paved seating area. The side garden measures 40' x 40' and is enclosed by fencing. The garden continues around to the rear where you can access the garage.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 Newent, proceed along the B4215 towards Gloucester passing through Malswick, Highleaddon and Rudford. On reaching the mini roundabout in Highnam, turn left onto Oakridge, proceed along this road and after approximately 400 yards, the property 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).

AWAITING VENDOR APPROVAL

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