



2 Poole Ground  
Highnam GL2 8NA

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



## Guide Price £375,000

A FOUR BEDROOM DETACHED HOUSE in the EVER POPULAR AREA OF HIGHNAM, OFFERED IN GOOD ORDER THROUGHOUT, LOUNGE WITH WOODBURNER, ENCLOSED SOUTHERLY FACING GARDEN measuring approx 35' x 35', PARKING FOR THREE VEHICLES, all being offered with NO ONWARD CHAIN.

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

Single radiator, under stairs storage cupboard.

### CLOAKROOM

Coloured suite comprising close coupled WC, corner wash hand basin, tiled splashback, single radiator, side aspect frosted window.

### LIVING ROOM

19'6 x 13'1 into front aspect bay window (5.94m x 3.99m into front aspect bay window)

Fitted wood burning stove, double and single radiators, front aspect window, front aspect bay window with a very pleasant outlook.

### DINING ROOM

9'11 x 9'3 (3.02m x 2.82m)

Single radiator, fully glazed UPVC French doors through to the southerly facing rear garden.

### KITCHEN

9'11 x 9'11 (3.02m x 3.02m)

Re-fitted in the last two years, stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted electric oven, four ring gas hob over, cooker hood above, cupboard housing the gas-fired central heating and domestic hot water boiler (serviced July 2024), saucepan drawers, plumbing for washing machine, single radiator, rear aspect window overlooking the gardens, half glazed door through to the rear.

### EXTERNAL UTILITY (FORMERLY PART OF THE GARAGE)

8'3 x 7'7 (2.51m x 2.31m)

Belfast sink unit, plumbing for washing machine, cupboards, wall mounted electric heater, rear aspect window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY WITH HALF LANDING AND LARGE WINDOW TO THE SIDE ASPECT, LEADS TO THE FIRST FLOOR.

### LANDING

Airing cupboard with lagged hot water tank and slatted shelving, access to insulated roof space via loft ladder.

### BEDROOM 1

11'0 x 10'2 (3.35m x 3.10m)

Single radiator, built-in wardrobe with hanging rail and shelving, front aspect window with a lovely outlook onto the Highnam parkland and open fields beyond.

### BEDROOM 2

10'4 x 10'2 (3.15m x 3.10m)

Single radiator, rear aspect window.

### BEDROOM 3

9'2 x 9'7 (2.79m x 2.92m)

Single radiator, built-in wardrobe with hanging rail and shelving, front aspect window.

### BEDROOM 4

9'0 x 8'2 (2.74m x 2.49m)

Single radiator, built-in cupboard with shelving, rear aspect window.

### BATHROOM

White suite comprising modern panelled bath, shower attachment over (power shower), pedestal wash hand basin with tiled splashback, close coupled WC, single radiator, side aspect frosted window.

### OUTSIDE

To the front of the property, there is a block paved parking and turning area suitable for the parking of three vehicles. This leads to:

### STORE / WORKSHOP (FORMERLY PART OF THE GARAGE)

9'0 x 7'10 (2.74m x 2.39m)

Accessed via up and over door, power and lighting, shelving. (This area could easily be converted back to a garage, if required.)

To the front of the property, there is a lawned area, hedging surround, gated side access with outside light leading to the enclosed rear garden. The rear garden measures approximately 35' x 35' and is southerly facing with paved patio area, lawned area with various flower borders surrounding with shrubs and bushes, outside tap, outside lighting, fencing and walling surround.

### 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  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### 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, head out of town and at the cross roads, turn right towards Gloucester on the B4215. Proceed along the B4215 for approximately six miles, passing through Malswick, Highleadon and Rudford. Upon reaching Highnam Green, take the left hand turning onto Lassington Lane. Take the second right onto Maidenhall, following the road round and straight onto Oak Ridge. Take the second right on Oak Ridge into Poole Ground, where the property can be found immediately on your right hand side.

### PROPERTY SURVEYS

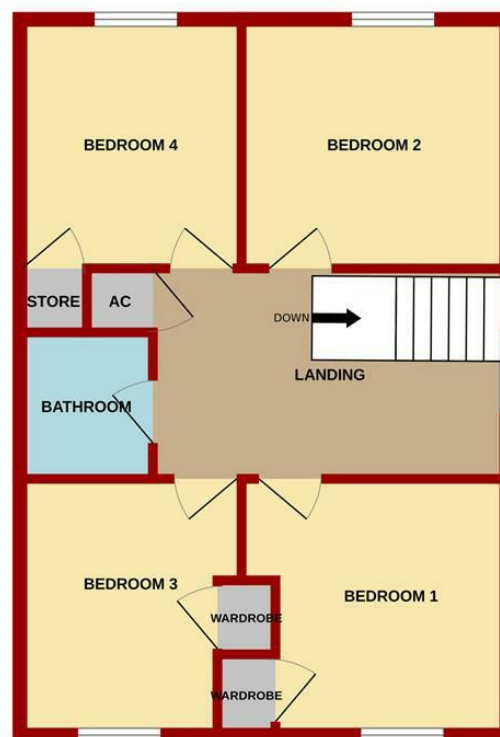
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



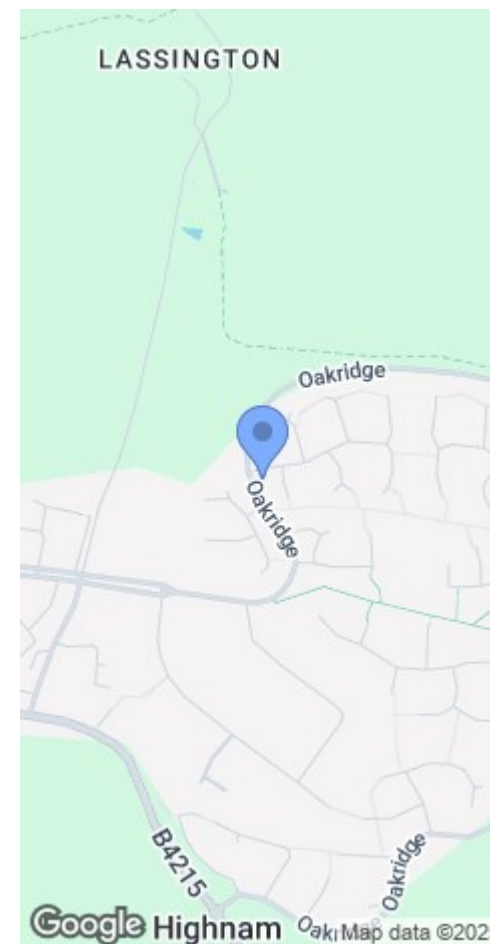
GROUND FLOOR



1ST 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			84
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	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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