



The Gables Newent Road
Highnam GL2 8DG

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

The Gables Newent Road

Highnam GL2 8DG

Guide Price £750,000

A RARELY AVAILABLE FOUR BEDROOM DETACHED FAMILY HOME built in the 1930's, having OPEN PLAN KITCHEN / DINING / FAMILY ROOM, THREE FURTHER RECEPTION ROOMS PLUS CONSERVATORY, BEAUTIFULLY MANICURED GARDENS APPROACHING HALF AN ACRE, GARAGE and AMPLE OFF ROAD PARKING situated in the SOUGHT AFTER VILLAGE of HIGHNAM within EASY COMMUTING DISTANCE TO THE CATHEDRAL CITY OF GLOUCESTER.

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.



Enter the property via frosted UPVC wood effect double glazed door into:

ENTRANCE HALL

Laminate flooring, under stairs storage space, radiator, coving, stairs to the first floor landing.

KITCHEN

22'7 x 10'6 (6.88m x 3.20m)

Range of base, wall and drawer mounted units, four ring gas hob, double oven and grill, space for slimline dishwasher, single bowl single drainer sink unit with mixer tap over, inset ceiling lights, tiled flooring, radiator, front aspect UPVC double glazed window. Opening through to:

FAMILY ROOM

20'8 x 18'5 (6.30m x 5.61m)

Tiled flooring, three radiators, television and telephone point, inset ceiling lights, coving, two sets of rear aspect UPVC double glazed doors, sliding UPVC double glazed doors to the side.

UTILITY

15'2 x 7'7 (4.62m x 2.31m)

Range of base, wall and drawer pointed units, single bowl single drainer sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer, space for fridge / freezer, side and rear aspect UPVC double glazed windows. Step up into:

INNER PORCH

9'6 x 4'9 (2.90m x 1.45m)

Tiled flooring, front aspect UPVC double glazed door, rear aspect UPVC double glazed door. Wooden door into:

GARAGE

25'0 x 9'8 (7.62m x 2.95m)

Also accessed from the front via electric up and over door, power and lighting, Vaillant gas-fired boiler, rear aspect UPVC window, UPVC double glazed door.

FROM THE KITCHEN, DOOR LEADS TO:

CONSERVATORY

23'8 x 9'2 (7.21m x 2.79m)

UPVC construction with a brick base, overlooking the side garden, UPVC wood effect windows, UPVC double glazed wood effect double doors.

FROM THE ENTRANCE HALL, OPENING THROUGH TO:





DINING ROOM

13'9 x 10'4 (4.19m x 3.15m)

Original open fireplace with decorate tiled surround, wood effect laminate flooring, coving, sliding aluminium double doors giving access back in to the conservatory.

SITTING ROOM

22'4 x 10'4 (6.81m x 3.15m)

Coving, television point, large side aspect UPVC double glazed window and front aspect original window looking into the sun room. Wooden doors giving access to:

SUN ROOM

UPVC construction, window seats, wooden flooring, lighting, overlooking the front garden.

CLOAKROOM

Low-level WC, wall mounted wash hand basin, partly tiled walls, wood effect flooring, side aspect frosted UPVC double glazed window.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

Radiator, two accesses to loft space (one having a loft ladder).

BEDROOM 1

15'2 x 12'7 (4.62m x 3.84m)

Radiator, several built-in wardrobes providing ample storage and hanging space, two side aspect double UPVC doors with Juliet balcony, two Velux roof lights. Door to:

EN-SUITE

Corner double shower unit, low-level WC, vanity wash hand basin with cupboards below, heated towel rail, fully tiled walls, inset ceiling lights, extractor fan, side aspect frosted UPVC double glazed window.

BEDROOM 2

12'8 x 14'1 (3.86m x 4.29m)

Radiator, four built-in wardrobes with hanging space and shelving, built-in drawers, side and rear aspect UPVC double glazed window.

BEDROOM 3

16'4 x 9'2 (4.98m x 2.79m)

Radiator, built-in storage, built-in double wardrobes with hanging space, side and front aspect UPVC double glazed windows.



BEDROOM 4

11'9 x 10'4 (3.58m x 3.15m)

Built-in wardrobes, radiator, side aspect UPVC double glazed window.

BATHROOM

Suite comprising bath, corner shower cubicle, pedestal wash hand basin, close coupled WC, radiator, front aspect UPVC window.

OUTSIDE

A block paved driveway with hammerhead for parking and turning, leads to:

GARAGE

Accessed via up and over door.

The large gardens to the front, have mature hedging which leads to the right hand side of the property where the lawn continues through to very mature manicured east facing gardens providing lots of private seating areas, two sheds and high hedging providing privacy.

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: F

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

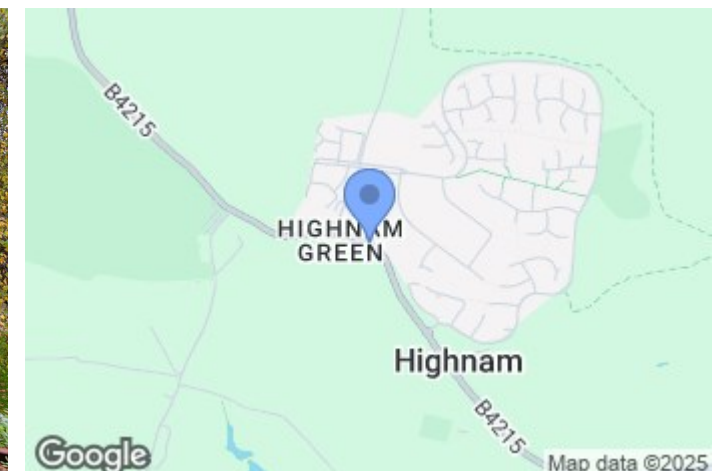
From Newent, head towards Gloucester on the B4215. Upon entering Highnam, proceed past the Golf Course on your right hand side and a short distance after, take the left hand turning into Lassington Lane, where the property can be found along on the left hand side.

PROPERTY SURVEYS

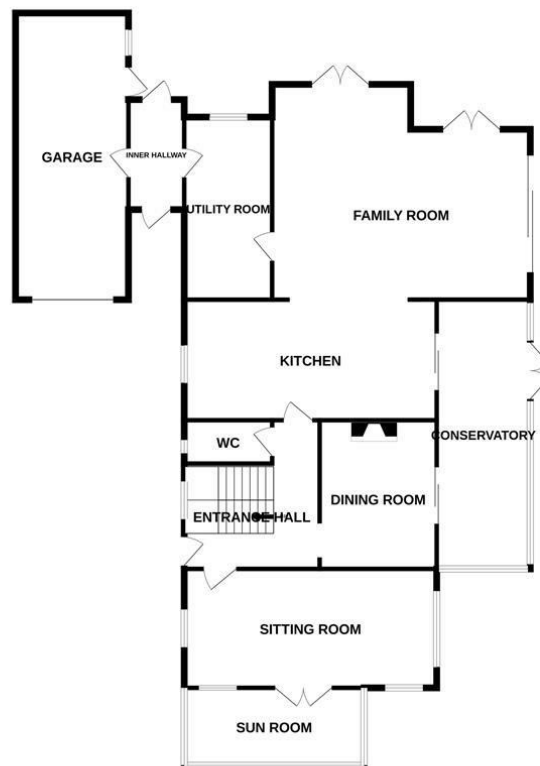
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

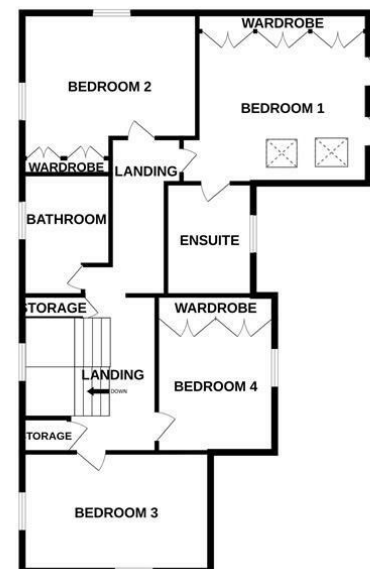
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR



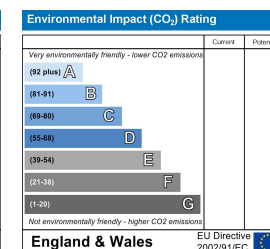
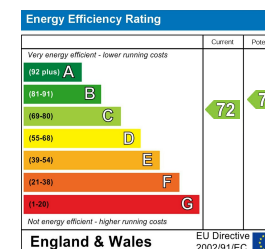
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025

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.





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys