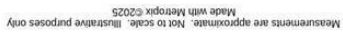
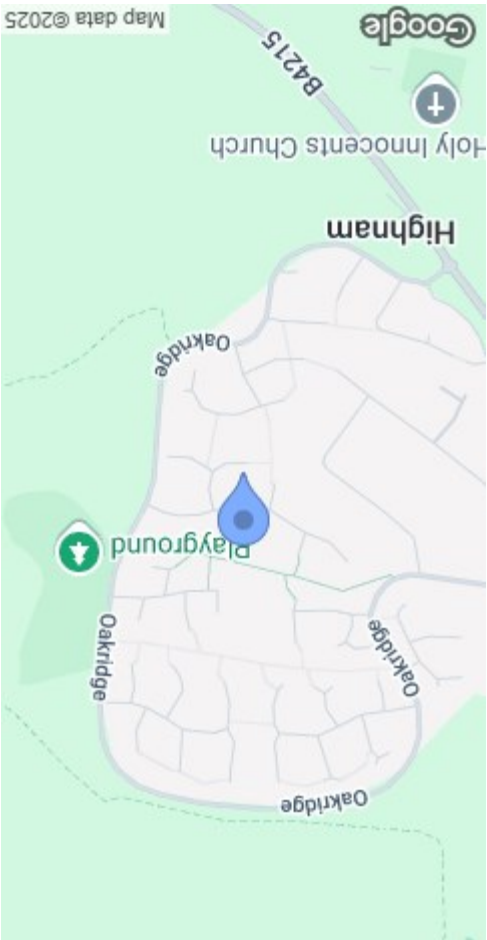


MISREPRESENTATION DISCLAIMER



Guide Price £325,000

A VERY WELL PRESENTED EXTENDED THREE BEDROOM DETACHED PROPERTY with TWO RECEPTIONS and STUDY AREA, PLEASANT ENCLOSED GARDENS, GARAGE and OFF ROAD PARKING, situated in a QUIET CUL-DE-SAC LOCATION in the HIGHLY SOUGHT AFTER 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.



Enter the property via UPVC double glazed front door into:

ENTRANCE HALL

Single radiator, under stairs storage cupboard, alarm control pad, thermostat controls, consumer unit.

CLOAKROOM

5'0 x 2'8 (1.52m x 0.81m)

WC, wall mounted wash hand basin, single radiator, front aspect frosted window.

LOUNGE

13'5 x 12'3 (4.09m x 3.73m)

Gas fireplace, TV point, double radiator, large front aspect window with double opening glazed French doors into:

DINING ROOM

10' x 10' (3.05m x 3.05m)

Radiator, opening through to:

STUDY AREA

8'4 x 7'2 (2.54m x 2.18m)

Telephone point, single radiator, rear aspect sliding door.

Accessed from the dining room and entrance hall:

KITCHEN / BREAKFAST ROOM

18'3 x 9'9 (5.56m x 2.97m)

The kitchen comprises of a range of base and wall mounted units, laminated worktops and tiled splashbacks, single drainer stainless steel sink unit with mixer tap, space for tall fridge / freezer, plumbing for washing machine and dishwasher, electric cooker, double radiator, Worcester gas-fired boiler supplying the hot water and central heating, glazed UPVC side door to the gardens, rear aspect window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Door to airing cupboard, side aspect window.

BEDROOM 1

12'8 x 12'4 narrowing to 9'7 (3.86m x 3.76m narrowing to 2.92m)

Built-in triple wardrobes, radiator, rear aspect window.

BEDROOM 2

11'0 x 9'8 (3.35m x 2.74m)

Access to roof space, radiator, front aspect window.

BEDROOM 3

8'7 x 8'0 (2.62m x 2.44m)

Single radiator, front aspect window.

BATHROOM

6'6 x 5'5 (1.98m x 1.65m)

White suite comprising panelled bath with mixer tap, Mira Sprint electric shower over, WC, wash hand basin, single radiator, shaver point, rear aspect frosted window.

OUTSIDE

To the front of the property, a driveway for one vehicle leads up to:

ATTACHED SINGLE GARAGE

16'7 x 8'4 (5.05m x 2.54m)

Accessed via up and over door with pedestrian door to the rear, power and lighting.

The front gardens are laid to lawn with planted borders and offers potential for additional parking, if required. A gated side access leads to the rear gardens which comprise of a patio seating area, lawns and mature borders planted with a lovely array of flowers, trees, shrubs and bushes, all enclosed by fencing and mature heading. There is also an outside water tap.

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. On reaching Highnam turn left at the mini roundabout into Oakridge. Follow the road around taking the 7th turning into Brimsome Meadow, then the first left into Popes Meade, bear right, where the property can be found on the right 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).