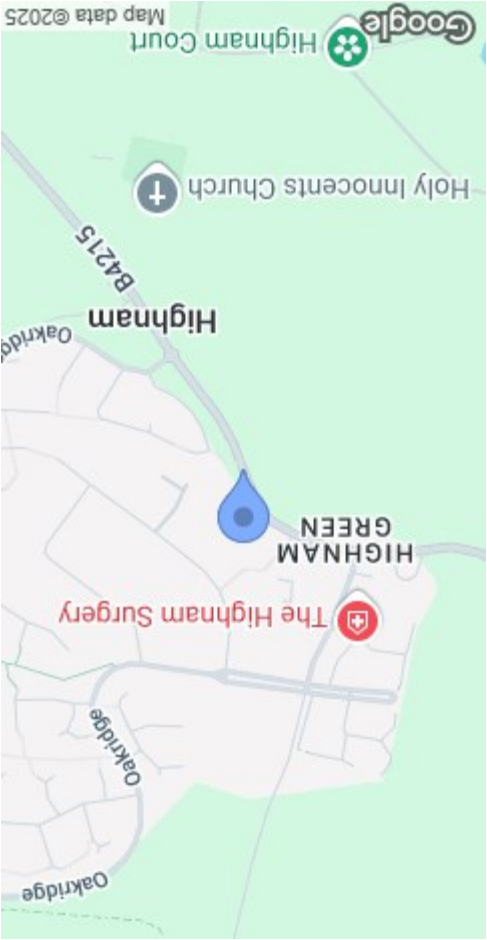
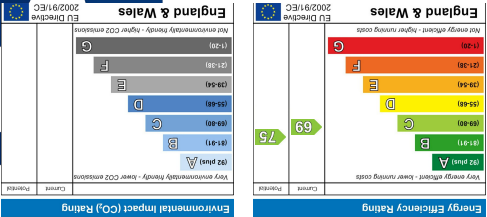


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



Fairfield Newent Road  
Highnam GL2 8DG



# Guide Price £799,950

**\*\* SOLD BEFORE COMING TO THE MARKET \*\*** A WONDERFUL FAMILY HOME having been enjoyed by its current owners for almost 40 years, BUILT CIRCA 1930, this SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE handsomely stands in its GENEROUS HALF AND ACRE PLOT and boasts a MATURE, WELL LOVED PRIVATE GARDEN.

The property has SPACE IN ABUNDANCE THROUGHOUT and benefits FOUR RECEPTION ROOMS, LARGE KITCHEN / FAMILY ROOM, ANNEXE POTENTIAL, MASTER EN-SUITE, DETACHED DOUBLE GARAGE and AMPLE PARKING, 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.



**KITCHEN**  
24'4 x 14'6 (7.42m x 4.42m)

**REAR KITCHEN**  
9'1 x 6'4 (2.77m x 1.93m)

**UTILITY**  
13'7 x 5'7 (4.14m x 1.70m)

**LOUNGE**  
36'6 x 11'3, opening to 14'8 (11.13m x 3.43m, opening to 4.47m)

**DINING ROOM**  
15'2 x 10'9 (4.62m x 3.28m)

**SITTING ROOM**  
16'4 x 10'9 (4.98m x 3.28m)

**OFFICE**  
11'5 x 11'0 (3.48m x 3.35m)

**BEDROOM 1**  
14'12 x 11'5 (4.27m x 3.48m)

**BEDROOM 2**  
16'11 x 11'9 (5.16m x 3.58m)

**BEDROOM 3**  
11'2 x 11'0 (3.40m x 3.35m)

**BEDROOM 4**  
12'0 x 9'2 (3.66m x 2.79m)

**BATHROOM**  
13'4 x 7'0 (4.06m x 2.13m)

**WET ROOM**

**OUTSIDE**  
The property has beautiful private gardens extending to just over half an acre with ample parking.

**DOUBLE GARAGE**

**SERVICES**  
Mains water, electricity, drainage and gas.

**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: G  
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 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.