



5 Gordon Close
Highnam GL2 8LL

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

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Guide Price £685,000

A LARGELY EXTENDED, BEAUTIFULLY PRESENTED and TRULY INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME having IMPRESSIVE KITCHEN / FAMILY ROOM, THREE FURTHER RECEPTIONS, DETACHED DOUBLE GARAGE with ONE BEDROOM ANNEXE ABOVE, situated in a GENEROUS CORNER PLOT APPROACHING ONE QUARTER OF AN ACRE in the SOUGHT AFTER VILLAGE of HIGHNAM, having LOVELY VIEWS of the CATHEDRAL CITY OF GLOUCESTER and 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 frosted UPVC double glazed door into:

ENTRANCE HALL

Tiled flooring, under stairs storage cupboard, two radiators, double solid wooden doors to storage cupboard, stairs to the first floor.

CLOAKROOM

Low-level WC, vanity wash hand basin with cupboard below, partly tiled walls, extractor fan.

KITCHEN / DINING / FAMILY ROOM

24'3 x 21'7 (7.39m x 6.58m)

A very special room with the kitchen comprising of a range of base, wall and drawer mounted units, one and a half bowl sink unit with drainer, two built-in ovens and grill, built-in microwave, separate warming tray, large central island with drawers, quartz worktop, NEFF induction hob, integrated fridge and seating, large roof light, inset ceiling spotlights, space for large fridge / freezer, wood burning stove, under floor heating, rear aspect UPVC double glazed window, two rear aspect UPVC double glazed bi-fold doors.

SITTING ROOM

12'3 x 11'9 (3.73m x 3.58m)

Wooden flooring, television point, inset ceiling spotlights, rear aspect double glazed UPVC doors.

LIVING ROOM

18'10 x 11'10 (5.74m x 3.61m)

Inset wood effect electric fire with mantle over, radiator, television point, feature lighting, front aspect UPVC double glazed windows, two side aspect UPVC double glazed windows, rear aspect UPVC double glazed double doors.

STUDY

10'10 x 9'11 (3.30m x 3.02m)

Wood effect laminate flooring, radiator, front aspect UPVC double glazed window.

REAR HALLWAY

Tiled flooring, side aspect frosted UPVC door to the side, radiator, power points, inset ceiling lights, extractor fan, double shower with Triton shower unit, tiled walls.





UTILITY

7'10 x 7'5 (2.39m x 2.26m)

Plumbing for washing machine, space for tumble dryer, single drainer sink unit with mixer tap over, base and wall mounted units, radiator, front aspect UPVC double glazed window.

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

LANDING

Three front aspect UPVC double glazed windows, access to loft space via ladder, inset ceiling lights, wooden door giving access to storage cupboard with hot water tank and shelving.

BEDROOM 1

18'8 x 11'9 (5.69m x 3.58m)

Ceiling radiator with light, built-in storage cupboards with shelving, double UPVC doors leading onto balcony overlooking the garden and having a lovely outlook over the surrounding countryside, side aspect UPVC double glazed window. Door to:

EN-SUITE

Shower cubicle with tiled walls and rainfall shower over, low-level WC, vanity wash hand basin with cupboards below, partly tiled walls, inset ceiling lights, extractor fan, side aspect frosted UPVC double glazed window.

BEDROOM 2

18'7 x 11'1 (5.66m x 3.38m)

Two radiators, front and rear aspect UPVC double glazed window.

BEDROOM 3

11'1 x 10'8 (3.38m x 3.25m)

Radiator, rear aspect UPVC double glazed window overlooking the rear garden and enjoying views beyond.

BEDROOM 4

10'2 x 8'10 (3.10m x 2.69m)

Radiator, rear aspect UPVC double glazed window overlooking the rear garden and having views of the surrounding countryside.

BATHROOM

Suite comprising of a large bath with central taps, low-level WC, vanity wash hand basin with cupboards below, double shower cubicle with rainfall shower over, inset ceiling light, extractor fan, front aspect UPVC double glazed window.

OUTSIDE

A tarmacadam driveway, suitable for the parking of several vehicles, leads to:

DOUBLE GARAGE

28'3 x 19'1 (8.61m x 5.82m)

Accessed via electric up and over door.

The front garden is enclosed by hedging. Access to either side of the property leads to the rear garden which is predominantly laid to lawn with under cover seating area, all surrounded by hedging and having planted borders, various trees, patio seating area, outside tap, storage shed, set within grounds approaching one quarter of an acre.

Steps give access to:

FIRST FLOOR ANNEXE / HOME OFFICE (GARAGE)

20'3 x 17'6 (6.17m x 5.33m)

Small kitchen area with sink, mixer tap over, cupboard below, solid wooden worktop. The main living space has four Velux roof lights, access to loft space, wood effect laminate flooring, breakfast bar with seating, television point, door giving access to:

EN-SUITE

Shower cubicle with tiled walls, shower over, low-level WC, wash hand basin, storage cupboard, partly tiled walls, inset ceiling lights, extractor fan.

SERVICES

Mains water, electricity, gas and drainage.

AGENT'S NOTE

The property benefits from having its own solar panels which bring in an income of approximately £1,250 per annum.

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.

We have been advised by the vendor that Gigaclear fibre broadband is available at the property.





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

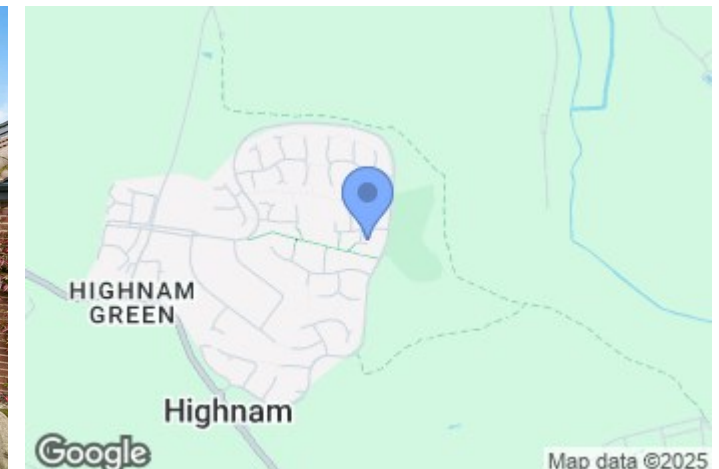
From Newent, proceed along the B4215 heading towards Gloucester. Upon entering the mini roundabout at Highnam, turn left into Oakridge. Continue along this road, taking the sixth left hand turning into Wetherleigh Drive. Take the first left hand turning into Gordon Close where the property will be found in the left hand corner.

PROPERTY SURVEYS

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

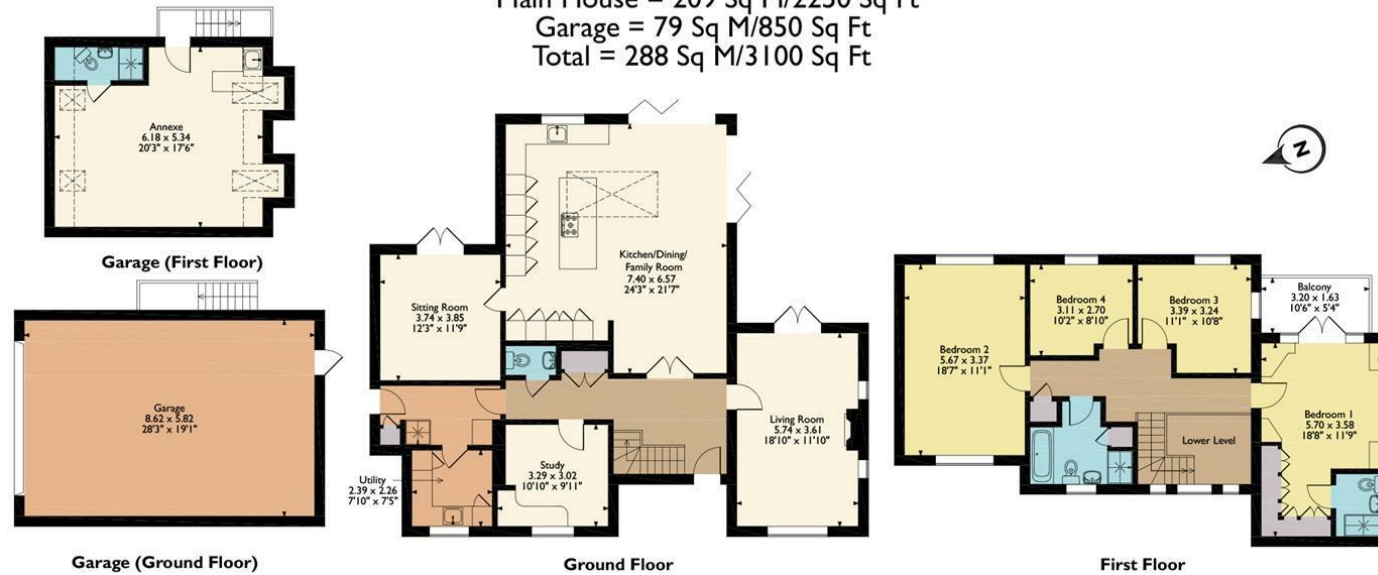
AWAITING VENDOR APPROVAL

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



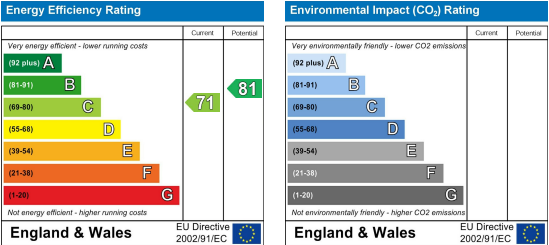
5 Gordon Close, Highnam, Gloucester, Gloucestershire

Approximate Gross Internal Area
Main House = 209 Sq M/2250 Sq Ft
Garage = 79 Sq M/850 Sq Ft
Total = 288 Sq M/3100 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

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