

| Country | Environmental Impact (CO ₂) Rating | Energy Efficiency Rating |
|-------------------------|--|--------------------------|
| France | | |
| Germany | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

The second floor plan includes the following rooms and features:

- Bedroom 1:** 14'10" x 10'7", 4.51m x 3.22m. Includes a fitted wardrobe.
- Bedroom 2:** 10'10" x 8'4", 3.30m x 2.54m.
- Bedroom 3:** 8'6" x 8'6", 2.58m x 2.58m.
- Bathroom 1:** 5'6" x 7'6", 1.68m x 2.30m.
- Bathroom 2:** 5'6" x 7'6", 1.68m x 2.30m.
- Landing:** A central landing area with a staircase labeled "DOWN".
- Shower Room:** Located near the entrance, containing a shower, toilet, and vanity.
- Entrance:** A small porch area with a door labeled "ENTRANCE".

This floor plan shows a 1000 sq ft house with the following rooms and dimensions:

- Garage:** 3.99m x 2.48m
- Workshop:** 13.1' x 8.2'
- Kitchen:** 10.0' x 8.5' (3.04m x 2.56m)
- Dining Room:** 10.10' x 8.5' (3.30m x 2.56m)
- Living Room:** 14.10' x 10.6' (4.51m x 3.21m)
- Conservatory:** 13.0' x 9.11' (3.97m x 3.01m)
- Inner Hall:** 1.06m x 1.11m
- Storage:** 1.55' x 3.8' (0.6m x 1.1m)
- Hall:** 10.10' x 8.5' (3.30m x 2.56m)
- WC:** 1.55' x 3.8' (0.6m x 1.1m)
- Overed Passage:** 1.06m x 1.11m

The plan also includes a staircase and a central hall area.

A map of the Highnam GP Surgery area. The map shows a network of roads, including Oakridge and BA215. A blue water drop icon is placed on the map, indicating a water feature. The map is oriented with North at the top. The text 'Highnam GP Surgery' is visible in the bottom right corner, and 'Map data ©2025' is in the bottom left corner. The Google logo is in the top right corner.



Guide Price £475,000

LOCATED IN THE MOST PRESTIGIOUS PART OF THE EVER POPULAR VILLAGE OF HIGHNAM is this THREE BEDROOM DETACHED HOUSE offering POTENTIAL FOR IMPROVEMENT, with CONSERVATORY, TANDEM GARAGE / WORKSHOP and STUNNING REAR GARDENS.

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 double glazed front door into:

ENTRANCE HALL

Under stairs storage cupboard, turning staircase leading off, radiator, front aspect window.

LOUNGE

14'9 x 10'5 (4.50m x 3.18m)

Original stone fireplace housing an electric fire, radiator, front and side aspect windows. Sliding doors to:

CONSERVATORY

12'11 x 9'1 (3.94m x 2.77m)

Rear aspect sliding doors, opening roof vents, double radiator.

DINING ROOM

10'9 x 8'3 (3.28m x 2.51m)

Single radiator, rear aspect window overlooking the gardens.

KITCHEN

9'9 x 8'5 (2.97m x 2.57m)

A range of base and wall mounted units with laminated worktops and tiled splashbacks, stainless steel sink with mixer tap, plumbing for washing machine, space for under counter fridge / freezer and further appliance, electric cooker point, double radiator, rear aspect window.

INNER HALLWAY

Double doors to storage cupboard, side aspect UPVC double glazed door leading to the outside, sliding doors into:

CLOAKROOM

WC, wash hand basin, radiator, side aspect frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Double doors to airing cupboard with Worcester gas-fired combi boiler supplying hot water and central heating, slatted shelving and storage space, loft hatch with pull down loft ladder, front aspect picture window offering pleasant elevated views.

BEDROOM 1

14'8 x 10'7 (4.47m x 3.23m)

Range of built-in bedroom furniture to include wardrobes and dressing table, single radiator, front and side aspect windows offering lovely elevated views.

BEDROOM 2

10'11 x 8'5 (3.33m x 2.57m)

Built-in double wardrobe, radiator, rear aspect window overlooking the gardens.

BEDROOM 3

8'5 x 8'4 (2.57m x 2.54m)

Double wardrobe, single radiator, rear aspect window overlooking the gardens.

SHOWER ROOM

Suite comprising WC, sink, shower cubicle, side aspect window.

OUTSIDE

The property offers potential for an 'in and out' driveway. The property currently has two separate entrances with block paved driveway, parking and turning area leading to a tandem garage. There are large front gardens laid to lawn and enclosed by low level brick walling.

In between the house and the garage, there is a covered corridor accessed via a double glazed door which leads to the rear gardens. A pedestrian door from here, leads into:

TANDEM GARAGE / WORKSHOP

31'0 x 8'0 (9.45m x 2.44m)

Accessed via up and over electric door (not tested) with power and lighting, side aspect window. Door to the workshop area which also has power and lighting, sink with water supply, side aspect frosted window.

The superbly tended rear gardens comprise of two patio seating areas with potting shed, outside lighting and water tap, central circular lawn area surrounded by sweeping beds and pathways leading around the garden. There are beautifully tended beds with mature trees, flowers, shrubs and bushes, feature wildlife pond, vegetable planters, further seating areas, all enclosed by wood panel fencing and facing west.

SERVICES

Mains water, gas, electric and drainage.

AGENT'S NOTE

The property benefits from having its own solar panels.

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: E
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, take the first left into Lassington Lane. Proceed along here turning right into Maidenhall, proceed along passing the Post Office on the right hand side taking the next right where the property can be found 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.