



15 Long Field
Highnam GL2 8LT

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

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Highnam GL2 8LT

Guide Price £475,000

SITUATED in a QUIET CUL DE SAC in a VERY SOUGHT AFTER AREA in HIGHNAM, this FOUR BEDROOM DETACHED FAMILY HOME ENJOYS AN ENSUITE TO THE MASTER BEDROOM, MATURE EASTERLY FACING REAR GARDEN, OFF ROAD PARKING for FOUR VEHICLES and a DOUBLE GARAGE, 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.



The property is accessed via a wood effect upvc double glazed door into:

ENTRANCE PORCH

Power points, side aspect wood effect upvc double glazed window. Partly glazed wooden door into:

ENTRANCE HALLWAY

Original wooden flooring, power points, radiator, stairs lead to the first floor. Partly glazed wooden door into:

KITCHEN/BREAKFAST ROOM

16'09 x 9'06 (5.11m x 2.90m)

Range of base, wall and drawer mounted units, one and a half bowl sink and drainer unit with mixer tap over, five ring gas hob with extractor fan above, feature glass fronted cabinets, appliance points, power points, two built in ovens, tiled flooring, space for a large fridge freezer, space for a dining table and chairs, radiator, front aspect upvc wood effect double glazed window, side aspect wooden window. Side aspect wooden door into:

INNER HALLWAY

Tiled flooring, lighting, upvc wood effect door leading out to the front of the property. Upvc wood effect door leading to the rear garden. Wooden door leading to the double garage.

LOUNGE

22'03 x 12'03 (6.78m x 3.73m)

Inset gas wood burner with brick surround and wooden mantle over, two radiators, power points, TV point, coving, rear aspect upvc double glazed window. Double glazed sliding aluminium doors leading into:

CONSERVATORY

11'09 x 8'11 (3.58m x 2.72m)

Brick base, upvc construction overlooking the rear garden, space for table, tiled flooring, power points. Double upvc doors leading out to the garden.





DINING ROOM

14'01 x 9'02 (4.29m x 2.79m)

Power points, radiator, TV point, coving, built in storage cupboard with shelving, front aspect upvc double glazed window.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to loft space, airing cupboard with slatted shelving and housing the hot water tank, Upvc double glazed wood effect window. Door into:

BEDROOM 1

13'09 x 12'09 (4.19m x 3.89m)

Power points, radiator, TV point, coving, three built in wardrobes, rear aspect upvc double glazed window. Wooden door into:

EN SUITE

Low level W.C, vanity unit with wash hand basin, shower cubicle with fully tiled surround, radiator, partly tiled walls, side aspect wood effect upvc double glazed window.

BEDROOM 2

12'04 x 10'08 (3.76m x 3.25m)

Radiator, power points, rear aspect upvc wood effect double glazed window.

BEDROOM 3

12'07 x 9'04 (3.84m x 2.84m)

Power points, radiator, front aspect upvc wood effect double glazed window.

BEDROOM 4

10'10 x 10'01 (3.30m x 3.07m)

Power points, radiator, shelving, front aspect upvc wood effect double glazed window.

BATHROOM

Coloured suite comprising of panelled bath with shower attachment over, vanity unit with wash hand basin, low level W.C, radiator, partly tiled walls, side aspect upvc wood effect window.

OUTSIDE

To the front of the property you have a block paved driveway suitable for the parking of four vehicles which in turn leads to the double garage. Block paved pathways give access to the front and side door and you have a lawned area with flower borders. Accessed to the side of the property leads to the rear

DOUBLE GARAGE

Accessed via a double up and over doors, power and lighting, rear aspect upvc double glazed window.

REAR GARDEN

Mature rear garden is easterly facing enjoys a lawned area with patio/seating, flower borders, shrubs and bushes. mature trees, raised beds, greenhouse. All enclosed by fencing.

AGENTS NOTE

15 Long Field has solar panels that are owned by the property.

SERVICES

Mains gas, mains electric, mains drainage, mains water.

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

To be advised.

LOCAL AUTHORITY

Council Tax Band: E
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.





VIEWINGS

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

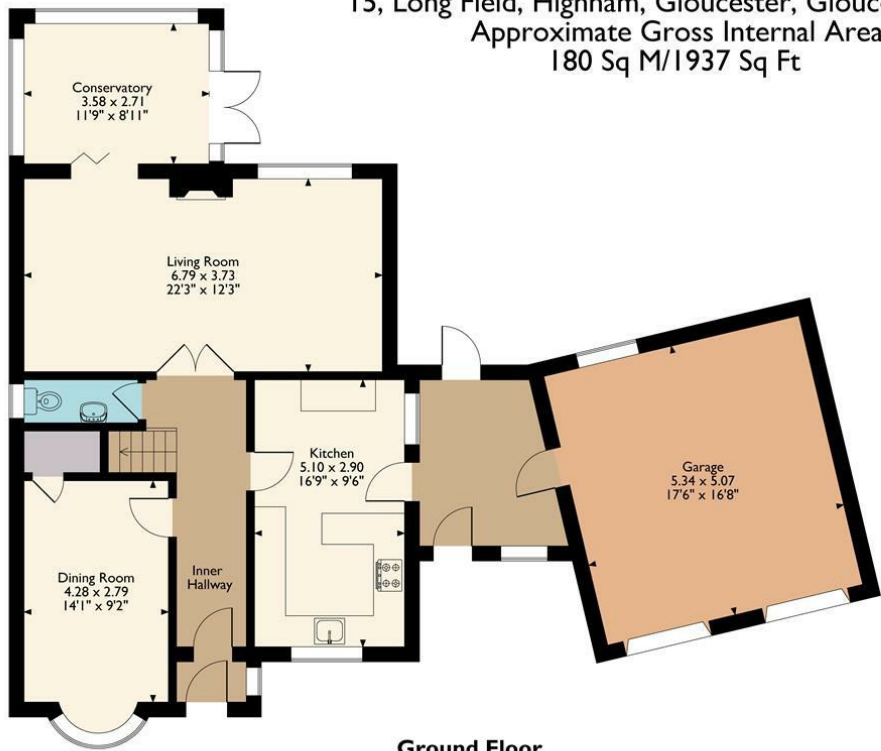
From Newent take the B4215 towards Gloucester and into Highnam taking the first left into Lassington Lane, proceed half way around turning right into Hillcrest, proceed to the bottom of the road where Long Field can be found on your right hand side, proceed along where the property can be found on your right hand side.

PROPERTY SURVEYS

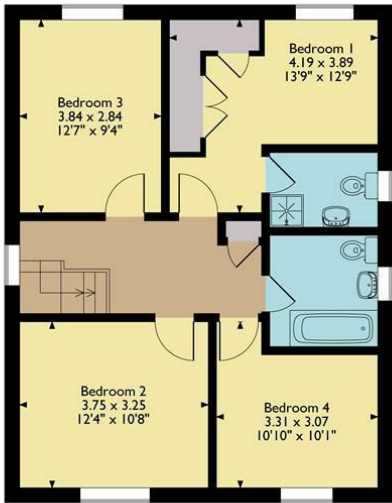
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



15, Long Field, Highnam, Gloucester, Gloucestershire
Approximate Gross Internal Area
180 Sq M/1937 Sq Ft



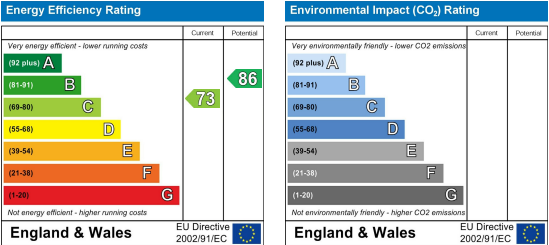
Ground Floor



First Floor

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.





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