



6 Pincoate
Highnam GL2 8NE



STEVE GOOCH
ESTATE AGENTS | EST 1985

£399,995

VERY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME situated in a POPULAR VILLAGE LOCATION having a SEPARATE UTILITY ROOM, OFF ROAD PARKING, SINGLE GARAGE, and an ENCLOSED LANDSCAPED REAR GARDEN.

The village of Highnam has previously been awarded 'Best Kept Village' and offers amenities to include a 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. 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 HALL

20'00 x 3'11 (6.10m x 1.19m)

Via part double glazed upvc door, wooden flooring, radiator, power point, dado rail, coving, under stairs storage cupboard, stairs to the first floor. Door to:

WC

5'06 x 2'09 (1.68m x 0.84m)

Low level w.c., vanity wash hand basin, tiled splashback, tiled flooring, side aspect frosted window.

LOUNGE

19'05 x 13'07 (5.92m x 4.14m)

Feature bespoke media wall with storage, radiator, power point, tv point, dado rail, coving, wooden flooring, front aspect bay window with seat and storage, further front aspect window.

KITCHEN/DINER

19'04 x 9'11 (5.89m x 3.02m)

Range of base, drawer and wall mounted units, tiled floor, composite worktops, one and a half bowl single drainer sink unit, mixer tap, space for Range cooker, space for fridge/freezer, integrated dishwasher, part tiled walls, power points, appliance points, inset ceiling spotlights, radiator, rear aspect window, upvc double glazed double doors to the rear garden.

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

LANDING

Power points, access to loft space, door to airing cupboard, side aspect frosted window. Door to:

BEDROOM 1

10'02 x 10'01 (3.10m x 3.07m)

Radiator, power points, dado rail, coving, rear aspect window.

BEDROOM 2

10'11 x 10'02 (3.33m x 3.10m)

Radiator, power points, coving, door to built-in wardrobe, front aspect window.

BEDROOM 3

10'11 x 9'01 (3.33m x 2.77m)

Radiator, power points, dado rail, coving, built-in wardrobe, front aspect window.

BEDROOM 4

9'00 x 8'01 (2.74m x 2.46m)

Radiator, power points, coving, built-in wardrobe, rear aspect window.

BATHROOM

7'06 x 7'05 (2.29m x 2.26m)

White suite comprising panelled bath with mains shower over, vanity wash hand basin, low level w.c., heated towel radiator, tiled flooring, tiled walls, side aspect frosted window.

OUTSIDE

To the front of the property is a lawned area with flower border, a block paved driveway provides OFF ROAD PARKING FOR THREE VEHICLES which leads to a SINGLE GARAGE 17'02 x 7'10 (5.23m x 2.39m) via up and over door, power and lighting, rear aspect window, personal door to the garden. To the rear of the garage is a UTILITY ROOM 8'02 x 7'03 (2.49m x 2.21m) accessed via upvc double glazed door, base and wall mounted units, rolled edge worktops, single bowl single drainer sink unit, mixer tap, plumbing for washing machine, space for tumble dryer, part tiled walls, power points, tiled flooring, rear aspect double glazed window.

The rear garden has been landscaped with a patio area, steps up to a seating area, lawned area, mature shrubs and trees, all enclosed by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent.

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.

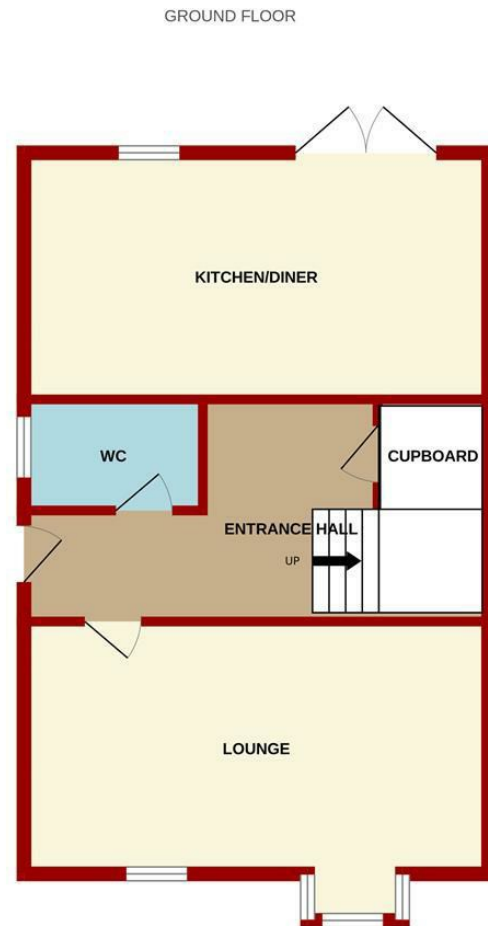
DIRECTIONS

From Newent head along the B4125 towards Gloucester, upon reaching Highnam take first left in Lassington lane following the road round to the right passing the shop taking the forth turning right into Pool Ground, taking the first left into Pincoate where the property can be found on the right hand side.

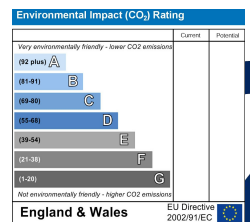
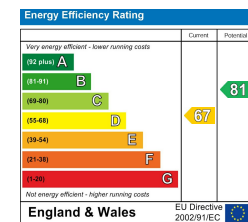
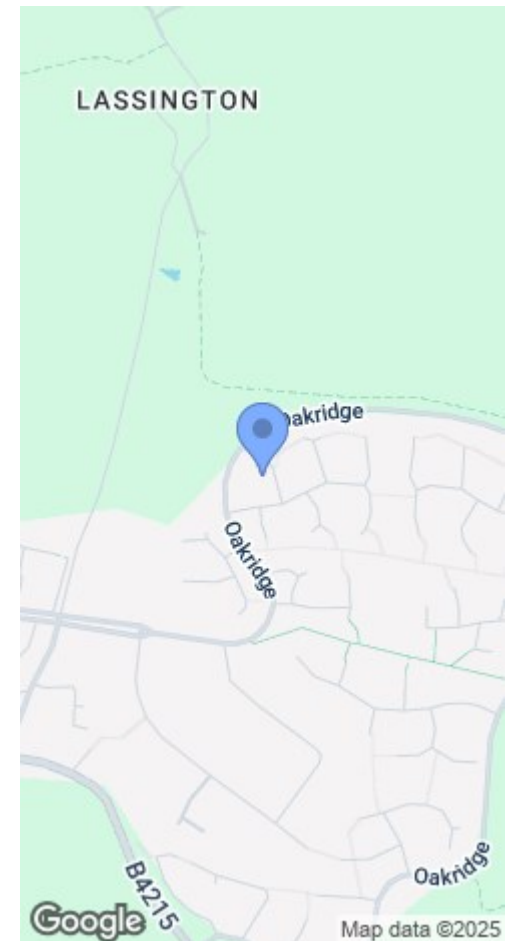
PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only.
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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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