



The Old Post Office Cottage The Green
Highnam GL2 8DQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £299,995

A THREE BEDROOM SEMI-DETACHED COTTAGE dating back to the 1800's enjoying CHARACTER, FEATURES to include EXPOSED BEAMS and WOOD BURNING STOVE, KITCHEN / DINING ROOM, extended to provide MASTER BEDROOM with POTENTIAL EN-SUITE (PLUMBING AND POWER IN SITU), AMPLE OFF ROAD PARKING, situated in the SOUGHT AFTER VILLAGE OF HIGHNAM within EASY COMMUTING DISTANCE TO GLOUCESTER AND CHELTENHAM.

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.





Access via composite door with UPVC double glazed size panel into:

ENTRANCE HALL

Engineered wood flooring, under floor heating, radiator, exposed brick walls and beams, roof light, stairs to the first floor. Opening through to:

LOUNGE

13'8 x 11'8 max (4.17m x 3.56m max)

Inset woodburning stove on a tiled hearth, wooden mantle over, engineered wood flooring, exposed beams, under stairs storage space, television point, wooden thumb latch door giving access to:

KITCHEN / DINING ROOM

17'2 x 8'8 (5.23m x 2.64m)

Base and floor mounted units, wooden worktops, Belfast sink with mixer tap over, plumbing for washing machine, space for cooker, space for large fridge / freezer, space for tumble dryer, tiled flooring, space for table with built-in seating, exposed wooden beams, Clover pellet stove supplying the hot water and central heating, door giving access to cupboard housing the hot water cylinder, front and rear aspect UPVC wood effect double glazed window, double glazed door to the rear garden.

BEDROOM 1

10'9 x 10'4 (3.28m x 3.15m)

Newly built, engineered wood flooring, under floor heating, two doubles and a single built-in wardrobe with hanging space and shelving, inset ceiling lights, large roof light, front aspect UPVC double glazed window. Wooden door giving access into:

EN-SUITE

6'9 x 5'5 (2.06m x 1.52m)

The en-suite is to be installed by the incoming purchaser and is currently used as a nursery. The plumbing is in-situ, under floor heating. Side aspect UPVC double glazed window.

BATHROOM

10'0 x 5'8 (3.05m x 1.73m)

Bath with shower over, vanity wash hand basin, low-level WC, tiled flooring, radiator, large cupboard providing ample storage, rear aspect wood effect UPVC double glazed window.

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

LANDING

Exposed beam.

BEDROOM 2

9'8 x 9'1 (2.95m x 2.77m)

Wooden flooring, radiator, two double wardrobes, side aspect double glazed window.

BEDROOM 3

9'3 x 7'4 (2.82m x 2.24m)

Radiator, double and single wardrobe, access to loft space, rear aspect UPVC wood effect double glazed window.

OUTSIDE

From the off road parking area to the front, there is an opening onto a gravelled pathway which leads down to the front garden to the front door. The large front west facing garden is predominantly laid to lawn with steps leading down to a pleasant seating area with raised beds, hedging to one side and panelled fencing to the other, garden shed. A gravelled pathway to the left hand side gives access to a log store and gate onto the pavement. There is also an EV charging point.

The rear garden is accessed via the door in the kitchen which leads to a courtyard garden, easily maintained, outside tap, enclosed by hedging.

SERVICES

Mains water, electricity and drainage. Renewable heating and hot water system supplied via a Clover pellet stove.

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: C
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.

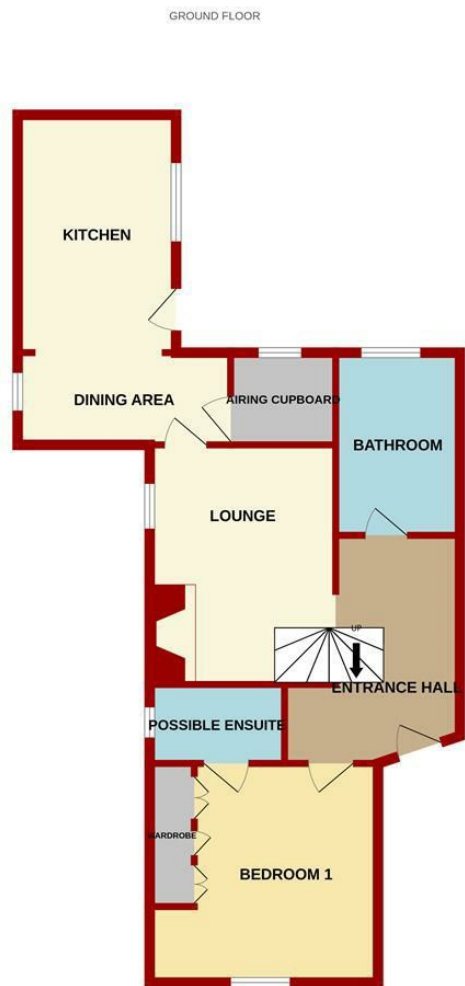
DIRECTIONS

From Gloucester, proceed along the A40 towards Ross-on-Wye and turn right at the traffic lights onto the B4215 towards Highnam and Newent. Proceed along here, heading straight over the mini roundabout and just after the turning for Lassington Lane, the property can be found on the left hand side as indicated by our 'For Sale' board.

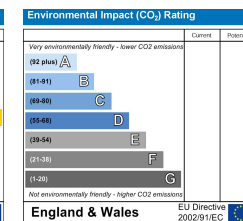
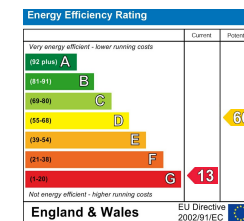
PROPERTY SURVEYS

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





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