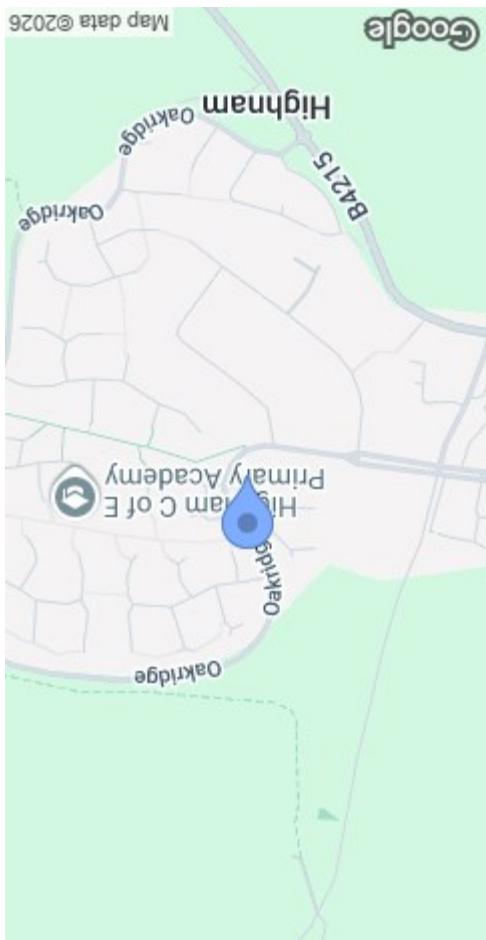
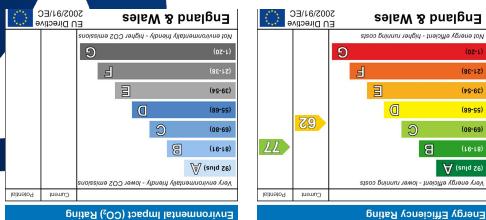


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars to check the information given. Please note that the information is believed to be correct but cannot be guaranteed. If there is any point which is of particular importance to you, please obtain 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 are approximate and not to scale. Fixtures and 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 cannot be inferred that any items shown are included in the sale.



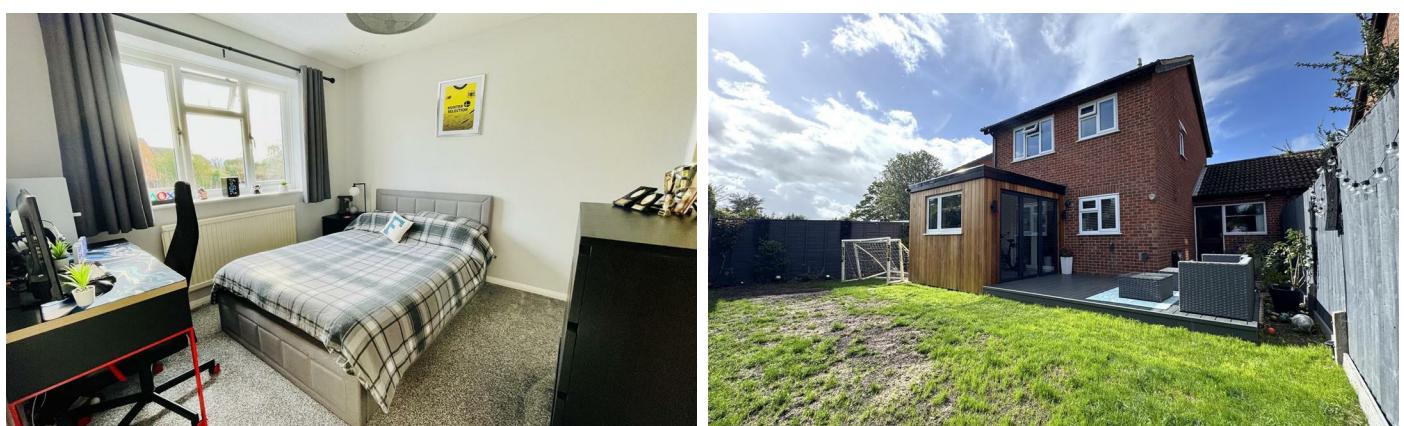
Guide Price £349,995

An EXCEPTIONALLY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME with STUDY / HOME GYM, GARAGE and OFF ROAD PARKING situated in a POPULAR CUL-DE-SAC within the SOUGHT AFTER VILLAGE of HIGHNAM.

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.



Enter the property side aspect double glazed front door into:

ENTRANCE HALL

Solid wooden floor, single radiator, stairs leading off, thermostat controls, coved ceiling.

CLOAKROOM

5'1 x 2'4 (1.55m x 0.71m)

White WC, vanity wash hand basin with mixer tap and cupboard below, tiled floor, single radiator, front aspect frosted window.

LOUNGE

14'2 x 13'5 (4.32m x 4.09m)

Electric fire, double radiator, wall light fittings, coved ceiling, front aspect window. Glazed wooden door into:

KITCHEN / DINER

16'6 x 9'5 (5.03m x 2.87m)

Modern kitchen comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated oven with four ring gas hob and extractor fan over, plumbing for washing machine, single drainer sink with mixer tap, Ideal Classic gas boiler, single radiator in the dining area, telephone point, rear aspect window and rear aspect sliding doors into:

STUDY / HOME GYM

9'4 x 9'1 (2.84m x 2.77m)

Herringbone flooring, electric room heater, inset spot lighting, rear aspect window and bi-folding doors to decked area.

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

LANDING

Feature glass balustrade, access to roof space, door to airing cupboard with lagged hot water tank and slatted shelving and storage space, side aspect window.

BEDROOM 1

12'3 x 9'5 (3.73m x 2.87m)

Additional recess housing built-in wardrobe, single radiator, coved ceiling, front aspect window offering a pleasant outlook.

BEDROOM 2

9'9 x 9'7 (2.97m x 2.92m)

Additional built-in wardrobe, single radiator, rear aspect window offering a pleasant outlook.

BEDROOM 3

9'4 x 6'9 (2.84m x 2.06m)

Wardrobe, cabin bed with storage under and over, USB power points, single radiator, front aspect window.

BATHROOM

6'9 x 6'4 (2.06m x 1.93m)

Re-fitted to comprise of a modern suite - panelled bath with mixer tap, shower system above with overhead and detachable hand shower, built-in units, vanity wash hand basin with cupboard below, integrated WC, heated towel rail, inset spot lighting, rear aspect frosted window.

OUTSIDE

To the front of the property, a block paved driveway provides access to:

ATTACHED SINGLE GARAGE

Accessed via up and over door, power and lighting, rear personal door to the gardens.

The front garden is laid to lawn with slate pathway and side gate providing access to the side and rear. The side gardens have a raised herb border, gravelled area for bin storage. The rear gardens are mainly laid to lawn with raised composite deck area, outside water tap.

SERVICES

Mains water, gas, electric and drainage.

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: 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 Gloucester, proceed along the A40 following the signs for Highnam. Proceed into Highnam, taking the third right hand turn into Lassington Lane. Take the second right hand turn into Maidenhall and continue along, following the road into Oakridge and turning left into Piper's Grove and left again, where the property will be found on your left 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).

