



46 Maidenhall, Highnam, Gloucester, Gloucestershire, GL2 8DL

£565,000

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**Farr & Farr** Sales Lettings 



## 46 Maidenhall, Highnam, Gloucester, Gloucestershire, GL2 8DL

# £565,000

AN INDIVIDUAL 1950S DETACHED FAMILY HOME THAT HAS BEEN SIGNIFICANTLY EXTENDED AND UPDATED IN THE LAST FEW YEARS AND SITUATED IN A HIGHLY SORT AFTER AND PEACEFUL POSITION.

Maidenhall is a very popular residential road of individual predominantly detached properties set in the established part of Highnam. Within the village is an excellent local shop, Primary school, and Village Hall. The city of Gloucester is only a 3 mile drive and access to Newent, Cheltenham and the M5 are all within an easy reach.

Number 46 has been significantly and imaginatively extended in the current ownership over the last few years and offers highly practical family accommodation. Internally there are four bedrooms to the first floor (all of which are doubles) as well as a very well fitted bathroom. On the ground floor there is a formal, sitting room, a large L-shaped open plan, living /dining /kitchen with bifold doors that overlook and adjoin the garden, as well as the useful utility room and ground floor shower room. It is heated by gas and has double glazing throughout the exterior. There is parking to the front and delightful gardens to the rear that are very private and landscaped. The current owners have also rebuilt the garage to high standards to allow for the construction of accommodation above.

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### Entrance Porch

Storm porch with original oak front door, glass and led light detail.

### Hall

High-quality flooring. Staircase to landing. Part panel walls. Radiator. Under stairs cupboard.

### Sitting Room 15' 0" x 10' 6" (4.57m x 3.20m)

Hole in the wall fireplace with oak beam and slate hearth. Radiator. Cove ceilings. Windows to the front and rear.

### Kitchen/Dining/Family room 21' 9" x 19' 7" (6.62m x 5.96m)

Sitting area: Exposed brick wall with hole in the wall fireplace. High-quality flooring. Opening to kitchen and dining areas. Beautifully and comprehensively fitted with oak worktops. Inset one and a half bowl ceramic sink and mixer tap. Cupboards and drawers below with wall and base units. Large central island with cupboards, drawers and shelving below. Space for 90 cm Range cooker. Cooker hood and tiled back plate. Space for fridge freezer, three Velux windows. Inset ceiling spotlights. Built-in dishwasher. Quadruple bifold doors to terrace and garden.

### Utility Room 7' 5" x 5' 6" (2.26m x 1.68m)

Oak worktop with inset sink and mixer taps. Plumbing for washing machine. Below wall cupboards. High-quality flooring. High-level shelving. Worcester gas fired, central heating boiler. Radiator. Door to covered side area.

### Shower/Cloakroom

Large fully tiled shower cubicle with stainless steel double head controls. Vanity unit with wash hand basin. Low level WC. Tiled floor. Stainless steel towel rail. Inset ceiling, spotlights. Extractor fan.

### First Floor Landing

Radiator. Access to loft with retractable ladder. Window to the front.

### Bedroom One 12' 4" x 10' 5" (3.76m x 3.17m)

Radiator. One wall of exposed brick.

### Bedroom Two 9' 2" x 7' 8" (2.79m x 2.34m)

Radiator

### Bedroom Three 10' 4" x 8' 6" (3.15m x 2.59m)

Radiator

### Bedroom Four 10' 5" x 6' 6" (3.17m x 1.98m)

Radiator

### Bathroom

Panel bath with double stainless steel shower head and glazed screen. Vanity unit with wash hand basin with cupboards below. Low level WC with concealed system. Three-quarter tiled walls. Tiled floor. inset ceiling spotlights. Extractor fan. Vertical heated towel rail/radiator.

### Exterior

**Front Gardens:** Driveway path to front door. Hedging providing a good deal of privacy.

**Rear Gardens:** Large area of terrace. Wide steps to area of lawns with an abundance of mature shrubs bushes and trees providing complete privacy. Astroturf play area with barked surround. Side access with useful covered area with gates to the front and open to the rear. Outside tap. Outside lighting.

### Garage 16, 1 x 8 two 16' 1" x 8' 2" (4.90m x 2.49m)

Double doors to the newly built garage. Double glazed door and window to the rear. Power and light.

### Agent Notes

FPC: TPC Council Tax: F



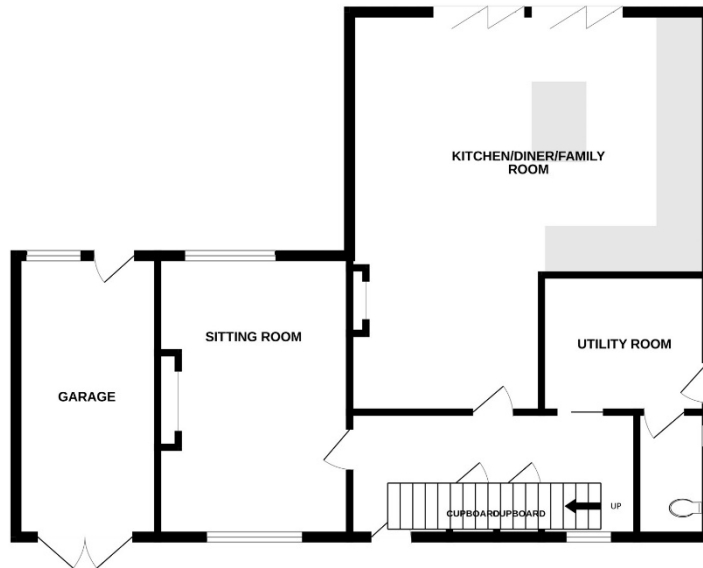




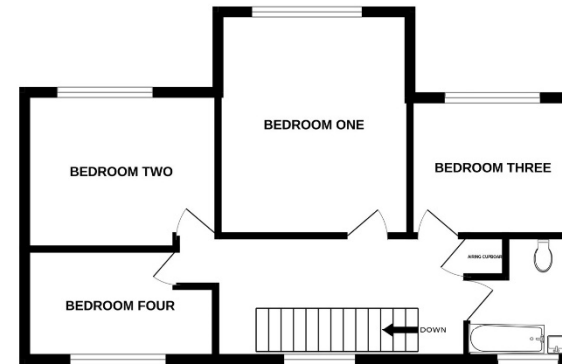




GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



HOPELANDS, 46 MAIDENHALL, HIGHNAM, GLOUCESTER. GL2 8DL

TOTAL FLOOR AREA ; 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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