



**60 Maidenhall, Highnam GL2 8DL**  
**£565,000**



## 60 Maidenhall, Highnam GL2 8DL

• Three bedroom family home with no onward chain • Living room with French doors to the garden and dining room with bay window • Large and private rear garden 1/5th of an acre plot • Situated on a sought after road in the village of Highnam • Off-road parking for several vehicles and a single garage • EPC D56 • Tewkesbury Borough Council, Tax Band E - £2,580.50 (2024/25)

**£565,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Via solid wooden door, stairs to first floor with good sized cupboard under. Doors leading off to ground floor accommodation.

### Living Room

Spacious living room boasting feature fireplace and French doors leading out to patio area suitable for alfresco dining.

### Dining Room

Dining room features solid wood parquet flooring and an open fireplace. Bay window to front aspect overlooking the front garden.

### Kitchen / Breakfast Room

Well maintained kitchen with a range of floor and eye level units with integrated appliances to include oven, four ring halogen hob along with space for a dishwasher and washing machine. Window to rear and side aspect with door leading out to rear garden.

### Shower Room

Partially tiled shower room with a white suite comprising WC, hand wash basin, enclosed shower cubicle. Frosted window to side aspect.

### First Floor Landing

Feature decorative window, access to loft space and doors leading to first floor accommodation.

### Master Bedroom

Double bedroom with window to front and rear aspect. Views over the rear gardens.

### Bedroom Two

Double bedroom featuring a built in wardrobe and window to front aspect.

### Bedroom Three

Window to rear aspect with pleasant outlook over garden.

### Family Bathroom

Fully tiled bathroom with white suite comprising WC, hand wash basin

and bath with over head shower. Airing cupboard suitable for storage. Frosted window to side aspect.

### Outside

To the front of the property you are welcomed with a driveway suitable for parking four vehicles with a garage attached to the side of the property and a lawned area which features mature shrubs. Gated side access leads around to the rear garden. The garden boasts a generous patio area with a path leading to a gazebo, a second patio and a garden pond. The rear garden also includes an expanse of lawn and range of mature shrubs and borders. The rear garden measures approximately 100ft in length and whole plot measure 1/5th of an acre.

### Location

Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.

Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the west of the village are managed by the RSPB as a nature reserve, and Lassington Woods are to the east of the village.

### Material Information

Tenure: Freehold

Council Tax Band: E

Local Authority & Rates: Tewkesbury Borough Council, £2,580.50 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

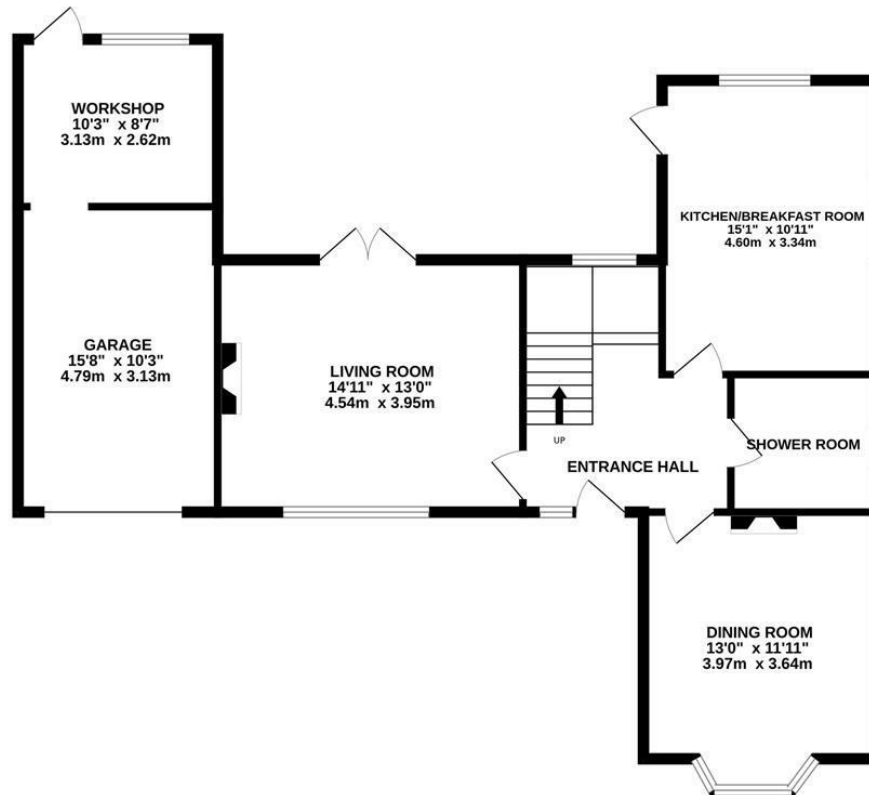
Heating: Gas central heating

Broadband Speed: Basic 4 Mbps. Superfast 80 Mbps. Ultrafast 1000 Mbps

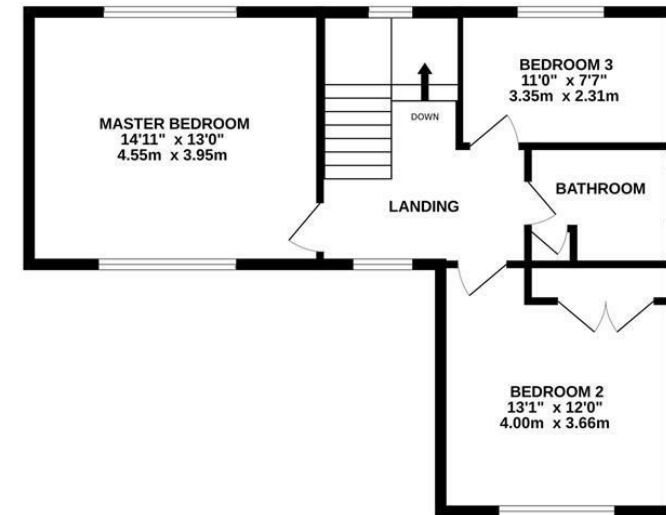
Mobile Phone Coverage: Mobile coverage: EE, Vodafone, Three, O2



GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

