Broadacres 90 Maidenhall
, Highnam GL2 8DL

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price £595,000

RARELY AVAILABLE EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME in the HIGHLY DESIRABLE MAIDENHALL LOCATION in HIGHNAM which has been MAINTAINED to a VERY HIGH STANDARD THROUGHOUT offering a 25FT DETACHED DOUBLE GARAGE, SUMMER HOUSE, 80ft x 75ft MATURE GARDEN and SOLAR PANELS.

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.

The property is accessed via a side aspect upvc double glazed side door, into:

ENTRANCE PORCH
7'3 x 4'4 (2.21m x 1.32m)
Upvc double glazed construction with blue tinted roof, single radiator, tiled floor, glazed wooden door, into:

ENTRANCE HALLWAY
14' x 4'8 (4.27m x 1.42m)
Wooden parquet flooring, single radiator, stairs leading off, door to storage cupboard, thermostat control, front aspect window. Door to:

DOWNSTAIRS WC
4'8 x 4'7 (1.42m x 1.40m)
Built in wc, wash hand basin, cupboards below, mixer tap and work surface, laminate flooring, tiled splahbacks, radiator, side aspect frosted window.

LOUNGE/DINER
18' x 17'2 (5.49m x 5.23m)
Feature Bath stone fireplace with inset cast iron log burner, two double radiators, serving hatch through to kitchen, front and rear aspect windows. Upvc double glazed door to patio/gardens.

KITCHEN
12'8 x 12' (3.86m x 3.66m)
Fully re fitted modern kitchen comprising a range of base and wall mounted units with quartz worktops and splash backs, built in stainless steel sink with mixer tap, plumbing for washing machine, AEG oven with four ring gas hob, splashback and extractor fan, space for fridge freezer, understairs storage, double radiator, Worcester gas fired boiler, rear aspect window, half glazed upvc door, door to pantry with shelving and side aspect frosted window. Door to:

SUN ROOM
10'8 x 9'5 (3.25m x 2.87m)
Lower brick, upper upvc double glazed construction with blue tinted roof lights, inset spot lighting, power, two electric radiators, vaulted ceiling with side and rear aspect widows, sliding door to side aspect, rear aspect double opening French doors to patio and gardens.

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

LANDING

Access to roof space, chrome heated towel rail, door into:

MASTER BEDROOM

17'4 x 10' (5.28m x 3.05m)

Double radiator, two rear aspect windows, front aspect window, wall light fittings. Archway through to:

SHOWER ROOM

6' x 2'4 (1.83m x 0.71m)

Single shower cubicle accessed via a concertina glazed screen with Mira Sport shower, tiled splashbacks, extractor fan, spot lighting, heated towel rail.

BEDROOM 2

14'05 x 9' (4.39m x 2.74m)

Additional recess housing built in mirrored double wardrobe, double radiator, front aspect window.

BEDROOM 3

9'7 x 9'3 (2.92m x 2.82m)

Wood laminate flooring, single radiator, front aspect window.

FAMILY BATHROOM

7'7 x 6'5 (2.31m x 1.96m)

Four piece suite comprising wooden panelled bath with mixer tap, built in wc, pedestal wash hand basin, mixer tap and cupboards below, mirrored medicine cabinet above, corner shower cubicle access via sliding shower screens, overhead and detachable shower system, inset spot lighting, extractor fan, chrome heated towel rail, rear aspect window.

OUTSIDE

To the front of the property a tarmac driveway provides off road parking for 3-4 cars, a generous front garden which is laid to lawn, enclosed by purple slate borders, planted with mature trees and shrubs, enclosed by hedging and low level brick walling, outside power points, pedestrian gated access to both sides of the detached double garage.

EXTENDED DETACHED DOUBLE GARAGE
25'09 x 19'4 (7.85m x 5.89m)
Via single electric up and over door, pedestrian side access via upvc double glazed door, consumer unit, power and lighting, water supply, belfast sink and tap, further half glazed upvc double glazed door to the rear aspect.

To the rear of the garage there is a wooden shed. To the side of the garage there is an orchard area with two semi mature apple trees and vegetable garden area, which sits behind a:

SUMMER HOUSE/WORKSHOP
15'5 x 12'2 (4.70m x 3.71m)
Wooden construction, power and lighting, front aspect windows, double opening French doors to the front. The beautiful mature gardens offer complete privacy and measure approximately 80ft x 75ft, being mostly laid to lawn with a generous patio/seating area log store area, beautifully mature flower borders planted with flowers, trees, shrubs and bushes all enclosed by wooden panelled fencing and hedging. Easterly facing.

The property also benefits from a 9 panel solar array and battery storage contributing towards greatly reduced energy bills.

SERVICES
Mains water, electricity, drainage and gas.

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
To be advised.

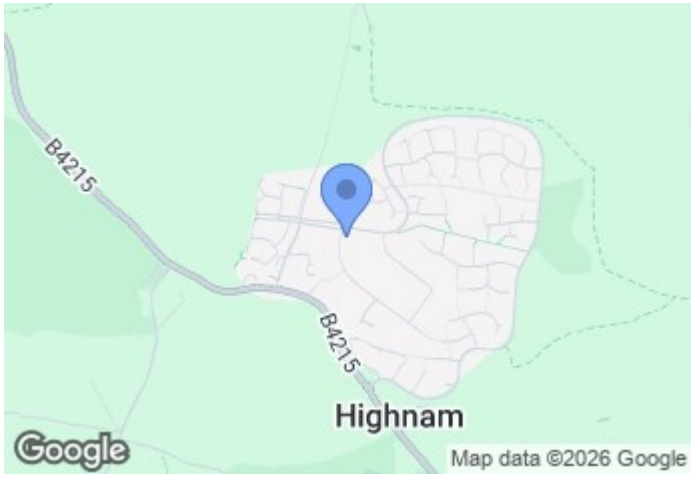
LOCAL AUTHORITY
Council Tax Band: E
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 B4215 to Highnam, go straight over the painted roundabout and take the next turning right into Lassington Lane. Follow the road around to the right into Maidenhall and then turn right into Maidenhall where the property can be located on the left hand side as marked with a 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).



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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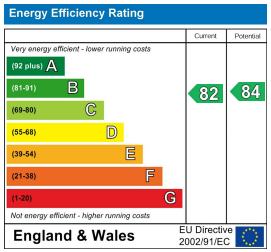

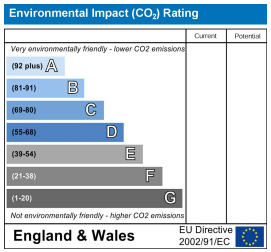

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.