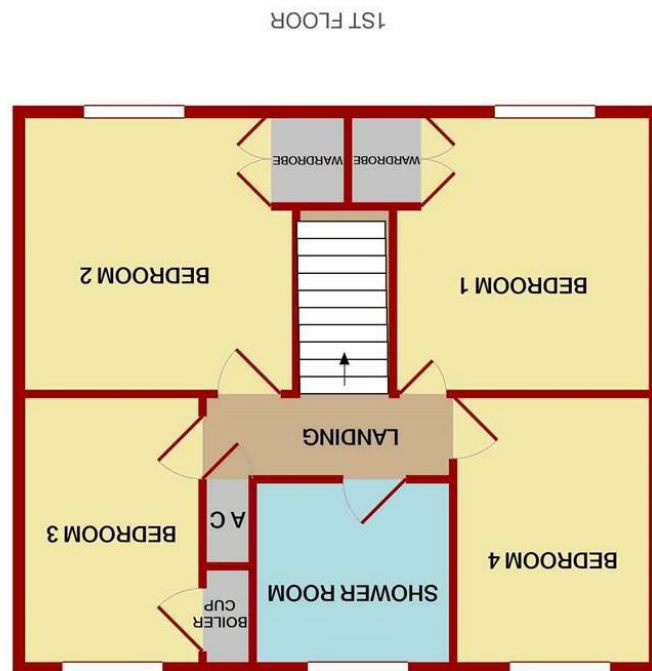
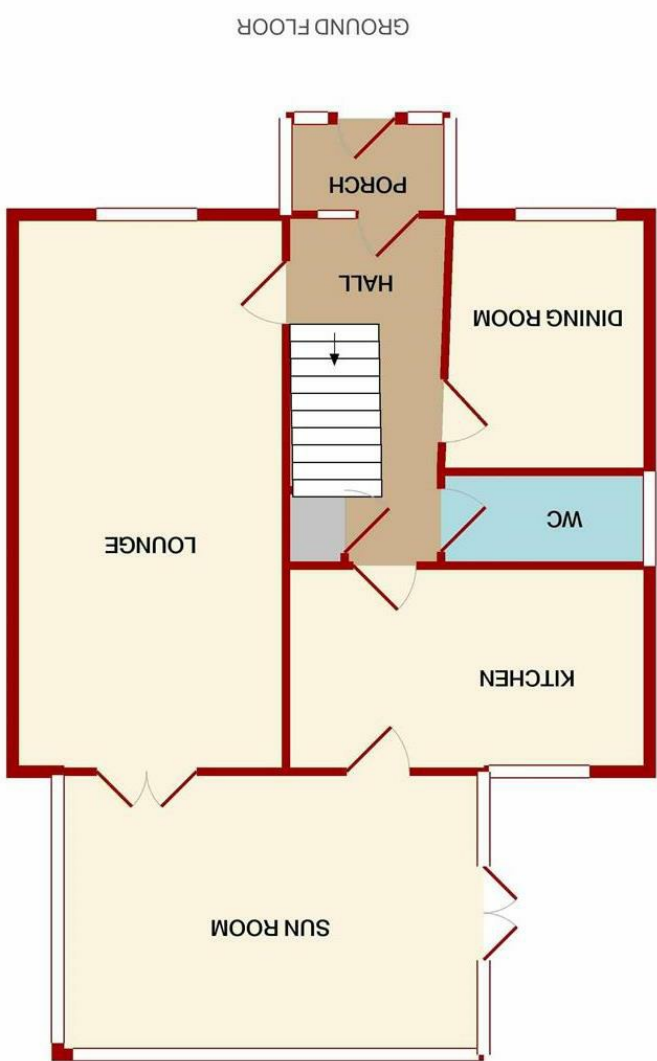
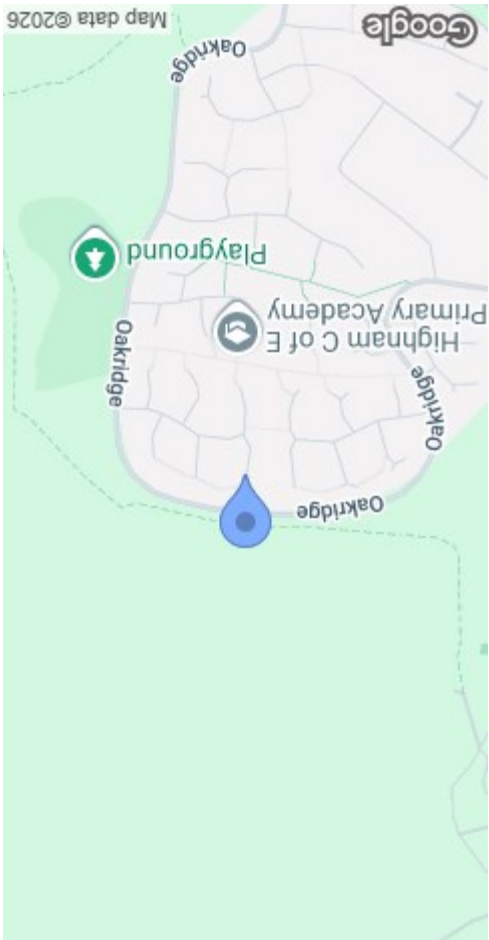




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



7 Long Field  
 Highnam GL2 8LT

## Guide Price £375,000

SITUATED at the end of a QUIET CUL DE SAC in a VERY SOUGHT AFTER AREA in HIGHNAM, this EXTENDED FOUR BEDROOM DETACHED FAMILY HOME has BEEN RENOVATED to a HIGH STANDARD and BOASTS a 16FT WEST FACING CONSERVATORY, PRIVATE, ENCLOSED REAR GARDEN, OFF ROAD PARKING and GARAGE. ALL BEING OFFERED with NO ONWARD CHAIN.

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.



The property is accessed via a double glazed upvc frosted door into:

### ENTRANCE PORCH

Power points, front and side aspect windows. Solid oak door into:

### ENTRANCE HALL

Radiator, power points, understairs storage cupboard, stairs lead to the first floor.

### CLOAKROOM

White suite comprising wc, vanity wash hand basin, part tiled walls, side aspect double glazed upvc frosted window.

### KITCHEN

13'10 x 7'11 (4.22m x 2.41m)

Brand new fitted kitchen comprising a range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap above, fitted appliances to include oven, four ring hob with extractor fan above, integrated dishwasher, washing machine, fridge and freezer, rear aspect double glazed upvc window. Part double glazed upvc door into:

### CONSERVATORY

16'8 x 11'1 (5.08m x 3.38m)

Tiled flooring, power points, windows to all sides overlooking the gardens, double glazed upvc doors lead to the rear garden. Double glazed upvc double glazed doors into:

### LOUNGE

20'9 x 10'7 (6.32m x 3.23m)

Radiators, power points, television point, front aspect double glazed upvc window.

### DINING ROOM

9'1 x 7'10 (2.77m x 2.39m)

Radiator, power points, front aspect double glazed upvc window.

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

### LANDING

Power point, access to loft space, door into airing cupboard with shelving.

### MASTER BEDROOM

10'11 x 10'10 (3.33m x 3.30m)

Built in double wardrobe with hanging rail and shelving, radiator, power points, double glazed upvc front aspect window.

### BEDROOM 2

10'10 x 10'10 (3.30m x 3.30m)

Built in double wardrobe with hanging rail and shelving, double radiator, power points, front aspect double glazed upvc window.

### BEDROOM 3

9'10 x 7'9 (3.00m x 2.36m)

Power points, radiator, door to airing cupboard, rear aspect double glazed upvc window.

### BEDROOM 4

9'9 x 8' (2.97m x 2.44m)

Radiator, power points, rear aspect double glazed upvc window.

### FAMILY SHOWER ROOM

Double shower with shower off the mains over enclosed by tiling, low level wc, vanity wash hand basin, heated towel rail, part tiled walls, shaver point, rear aspect double glazed upvc frosted window.

### OUTSIDE

To the front of the property there is a tarmacked and gravelled driveway providing off road parking suitable for 3/4 cars which in turn leads to :

### SINGLE GARAGE

17'3 x 8' (5.26m x 2.44m)

Via up and over door, power and lighting. Personal door gives access to the rear garden.

The front garden is laid to lawn with mature shrub and flower borders, gated side access leads into the rear garden.

The rear garden is mostly laid to lawn with mature flower and shrubs borders, pond, gravelled seating area. The rear garden is enclosed by fencing and hedging and is westerly facing.

### SERVICES

Mains water, mains drainage, mains gas and mains electricity.

### WATER RATES

Severn Trent - To be advised.

### LOCAL AUTHORITY

Council Tax Band: TBC  
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 Newent take the B4215 towards Gloucester and into Highnam taking the first left into Lassington Lane, proceed half way around turning right into Hillcrest, proceed to the bottom of the road where Long Field can be found on your right hand side, proceed along where number 7 can be found on the 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).