



## Homeground House Two Mile Lane, Gloucester, GL2 8DW Per Calendar Month

A very elegant and charming cottage located on the sought after "Two Mile Lane" in Highnam. This period semi detached family home is available immediately.

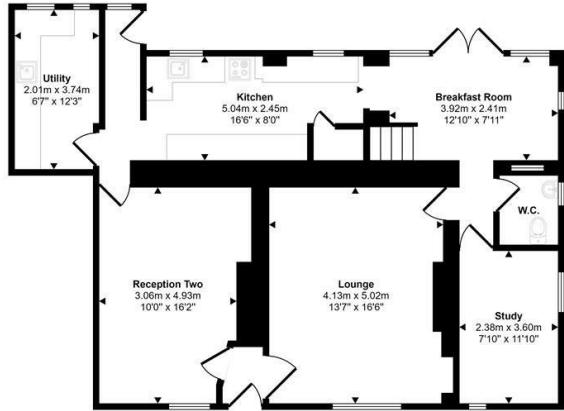
Internally the property offers generous accommodation over three floors with three very spacious bedrooms upstairs and the option of having the current study as a forth bedroom on the ground floor. Further to this are two further reception rooms, both complete with working log burners and a beautiful fitted kitchen with a breakfast room and separate utility.

Externally the property is surrounded by open countryside and benefits from both front and rear gardens, vegetable patch, driveway parking and a garage.

This truly is a very unique and charming cottage, steeped in history and offers a wealth of character that must be seen to appreciate all on offer. A full virtual tour can be found online so you are welcome to take a walk around and call us today to book in your viewing.

- Available NOW
- Beautifully Presented
- Semi Detached
- Three/Four Bedrooms
- Sought After Location
- Both Front & Rear Gardens

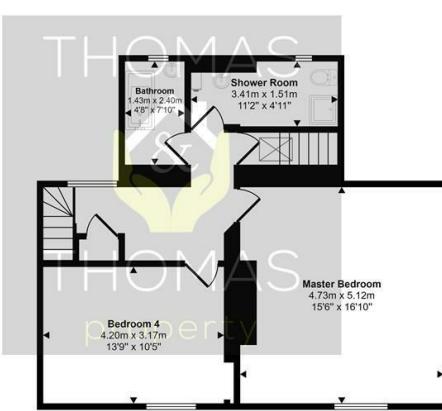
Approx Gross Internal Area  
189 sq m / 2032 sq ft



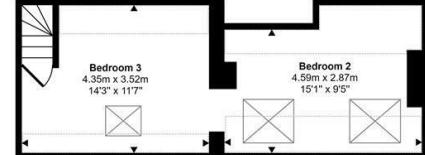
Ground Floor  
Approx 95 sq m / 1025 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 62 sq m / 666 sq ft



Second Floor  
Approx 32 sq m / 340 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.