



5 Lassington Grove
Highnam GL2 8DA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £695,000

OCCUPYING A PRIVATE AND GENEROUS PLOT OF APPROXIMATELY ONE FIFTH OF AN ACRE, THIS SUPERB HOME OFFERS WELL-PROPORTIONED ACCOMMODATION, INCLUDING A SPACIOUS LOUNGE, A FITTED KITCHEN WITH A SEPARATE UTILITY ROOM, A CONSERVATORY, AND A PRINCIPAL BEDROOM WITH AN EN-SUITE SHOWER ROOM. IDEALLY SITUATED WITHIN WALKING DISTANCE OF THE VILLAGE DOCTOR'S SURGERY, POST OFFICE AND LOCAL SHOP, THE PROPERTY FURTHER BENEFITS FROM A DOUBLE GARAGE, AMPLE OFF-ROAD PARKING, AND AN ENVIABLE POSITION IN ONE OF HIGHNAM VILLAGE'S MOST SOUGHT-AFTER LOCATIONS.

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.



Entrance via part glazed wooden door into:

ENTRANCE HALL

Wood effect laminate flooring.

CLOAKROOM

Low-level WC, heated towel rail, free standing wash hand basin with mixer tap over, fully tiled walls, extractor fan, inset ceiling lights.

OFFICE

Radiator, picture rail, front aspect UPVC double glazed window.

KITCHEN / FAMILY ROOM

25'44 x 8'03 (7.62m x 2.51m)

The kitchen comprises of a range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit, four ring gas hob with extractor fan over, breakfast bar, space for large fridge / freezer, built-in oven and grill, integrated dishwasher, opening through to a large area with space for a table and chairs, sofa etc., two radiators, kick board heater, two rear aspect UPVC double glazed windows. Opening to:

CONSERVATORY

12'53 x 9'86 (3.66m x 2.74m)

Brick base upper UPVC construction, two electric radiators, double doors leading to a large patio/garden.

UTILITY ROOM

8'02 x 5'53 (2.49m x 1.52m)

Sink with small drainer, space for washing machine and tumble dryer, integrated fridge freezer, cupboard housing the Vailant gas-fired boiler, radiator, rear aspect wooden double glazed door, side aspect UPVC window. Door to:

DOUBLE GARAGE

8'02 x 5'53 (2.49m x 1.52m)

Also accessed to the front via two single up and over doors, power and lighting, side aspect wooden door, side aspect UPVC wooden windows.





LOUNGE

29'29 x 12' (8.84m x 3.66m)

Via triple folding glazed doors from the entrance hall, coal effect gas fire with stone surround, coving, picture rail, two radiators, television point, front aspect UPVC double glazed window, rear aspect UPVC double glazed bay window, rear aspect UPVC double glazed doors leading to the garden.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

Access to loft space, two radiators, ample storage, storage cupboard housing the hot water tank with slatted shelving, coving, Velux roof light, front aspect UPVC double glazed window.



BEDROOM 1

15'84 x 9'58 (4.57m x 2.74m)

Radiator, two built-in double wardrobes with hanging space and shelving, radiator, rear aspect UPVC double glazed window. Bifold wooden door to:

EN-SUITE

Double shower cubicle with fully tiled walls, low-level WC, wall mounted wash hand basin, heated towel rail, storage shelves, coving, roof light tube.

BEDROOM 2

11'40 x 9'54 (3.35m x 2.74m)

Radiator, built-in double wardrobe, eaves storage with hanging rail, front aspect UPVC double glazed window.

BEDROOM 3

17'13 x 8'04 (5.18m x 2.54m)

Radiator, built-in double wardrobe, coving, front aspect UPVC double glazed window.

BEDROOM 4

14'67 x 6'57 (4.27m x 1.83m)

Radiator, built-in double wardrobe, front aspect UPVC double glazed window.

BEDROOM 5

11'92 x 6'86 (3.35m x 1.83m)

Radiator, coving, built-in double wardrobe, front aspect UPVC double glazed window.

BATHROOM

11'22 x 7'13 (3.35m x 2.13m)

Bath with shower attachment over, double shower cubicle with fully tiled walls, 'his' and 'hers' sink, two heated towels, low-level WC, inset ceiling lights, extractor fan, two rear aspect UPVC frosted double glazed windows.

OUTSIDE

To the front of the property, a block paved driveway with off road parking for three / four vehicles, leads to the double garage via electric up and over doors. There is a lawned area to the front, an outside tap and a block paved pathway leads to the front door. Access to either side of the property leads to the rear garden where there is a large patio, outside tap, various mature trees, seating / covered area, garden shed, tree house. The plot amounts to approximately one fifth of an acre and is enclosed to mature hedging and fencing.

SERVICES

Mains water, drainage, electricity 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

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: G

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, head towards Gloucester on the B4215 passing through Malswick and Rudford. Upon approaching the village at Highnam, turn left onto Lassington Lane. Proceed along Lassington Lane, taking the first right into Lassington Grove where the property can be found as marked by our 'For Sale' board.

PROPERTY SURVEYS

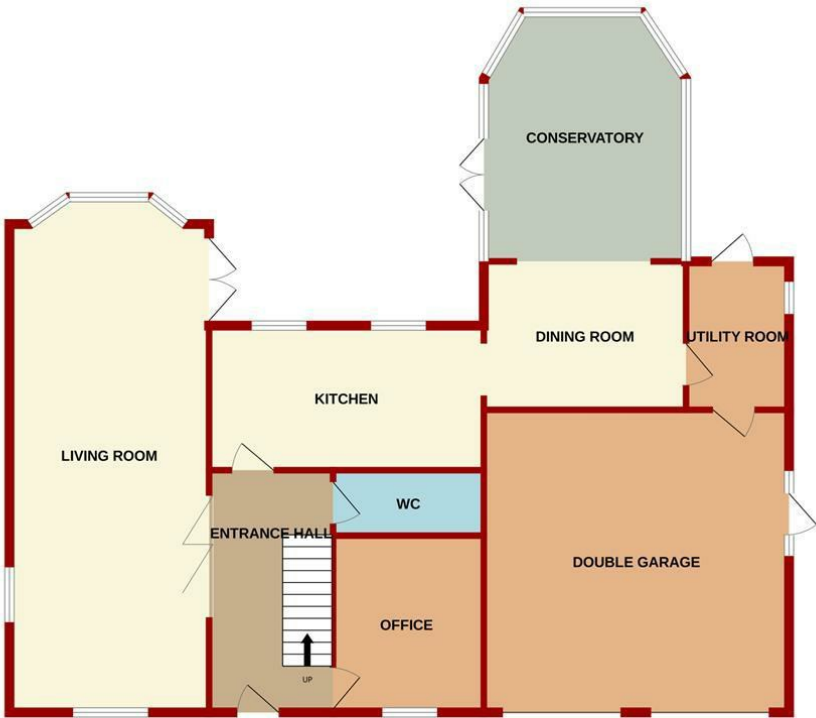
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(40-60) C		
(55-68) D			(29-39) D		
(39-54) E			(13-28) E		
(21-38) F			(1-12) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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