



**1 Peters Field, Gloucester GL2 8LR**  
**£375,000**



## 1 Peters Field, Gloucester GL2 8LR

• Well presented three bedroom family home • Pleasant, enclosed rear garden • Walking distance of local primary school • Ample off road parking • EPC C70 • Council tax band D (Tewkesbury Borough Council - £2,212.40 per annum 2025/2026)

**£375,000**

### Entrance Porch

Practical addition with cloaks hanging space, underfloor heating and door into entrance hall.

### Hall

Oak staircase leading up to first floor landing with storage cupboard under, doors leading off to ground floor accommodation.

### WC

Modern suite comprising WC and vanity wash basin. Frosted window to front aspect.

### Living Room

A light and bright room with large window to the front aspect and double doors with built in blinds leading out to the rear garden.

### Kitchen

Well appointed and stylish kitchen with a

range of base and wall mounted cupboards, work surfaces, single drainer sink unit, space and plumbing for dishwasher and washing machine, space for oven with extractor hood over and space for fridge freezer. There is a window over looking the rear garden and door leading out, both boasting built in blinds.

### First Floor Landing

Access to loft space, window to side aspect, airing cupboard housing hot water cylinder, doors leading off.

### Bedroom One

Built in wardrobe with shelving and window to rear elevation with view towards countryside.

### Bedroom Two

Built in storage with shelving and bay style window to front aspect with triple glazing.



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**



### Bedroom Three

Built in wardrobes with sliding doors, further storage cupboard and window to rear aspect.

### Shower Room

Modern suite comprising shower enclosure with electric shower unit, WC, vanity wash basin, heated towel rail and frosted window to the front elevation.

### Outside

To the front of the property is a block paved driveway with parking for 3/4 vehicles which in turn leads to single garage which has up and over door to the front, power and lighting and pedestrian door to the rear. Gated side access leads around to the rear garden which is mainly laid to lawn with mature shrubs and borders. There is a small pond, patio area, two sheds and a greenhouse and all enclosed by fencing.

### 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.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D £2,322.20 (2026/27).

Electricity supply: Mains.

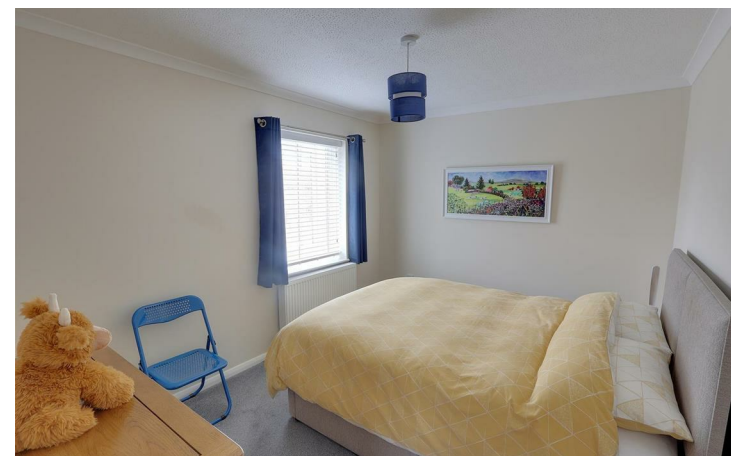
Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

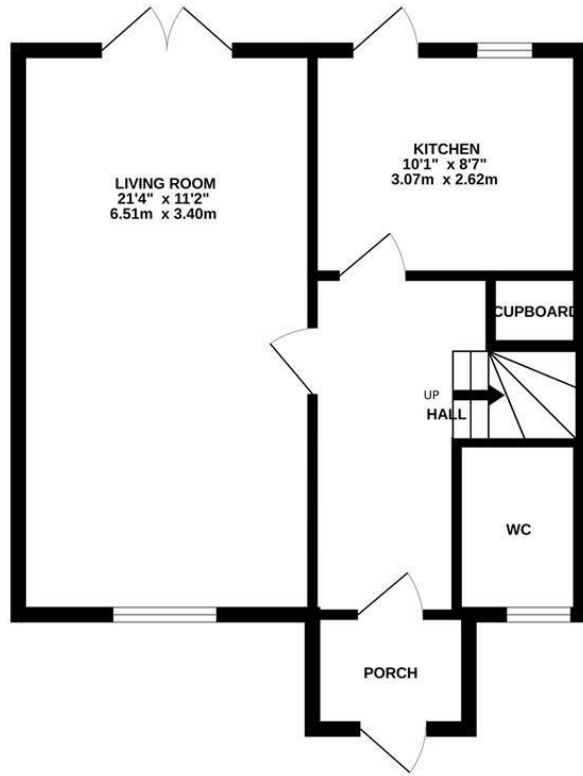
Broadband speed: Basic (ADSL) 20mb, 1000mb Ultrafast (FTTP)

Mobile phone coverage: EE, Vodafone, Three, O2

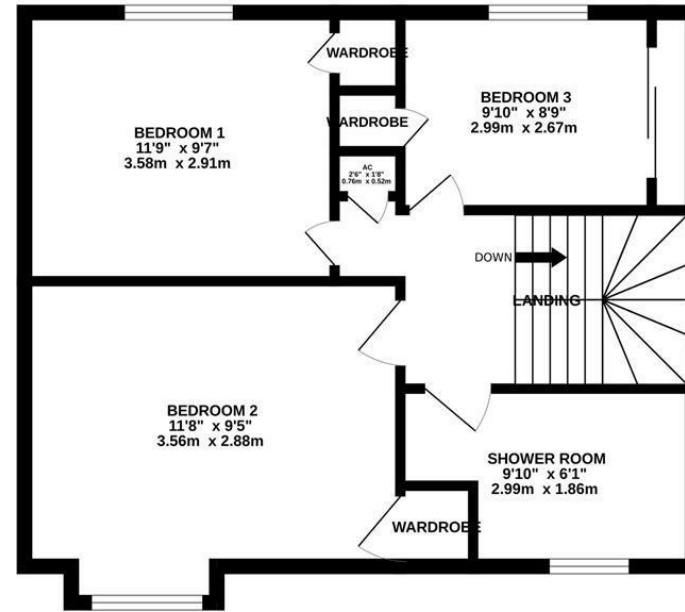




GROUND FLOOR



1ST FLOOR



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 ©2026

1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

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.

