

# Oakridge, Highnam GL2 8EF

**£525,000**

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• Four bedroom detached family home • Generous and versatile living space • Ample parking plus double garage • Sought after village location • Pleasant countryside views • EPC D68 • Tewkesbury Borough Council Tax Band E (£2838.24 per annum 2026/2027)

**£525,000**

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1 High Street, Newent, GL18 1AN

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### Entrance Hall
Generously sized entrance hall with doors leading to the ground floor accommodation and stairs leading up with good sized storage cupboards underneath.

### WC
White suite comprising a WC and hand wash basin. Frosted window to the side aspect.

### Living Room
Spacious living room with a decorative fireplace, French doors leading out to the rear garden and a window overlooking the front aspect with outlook towards the surrounding countryside.

### Dining Room
French doors leading out to the rear garden.

### Study
Window overlooking the front aspect.

### Kitchen
A well appointed kitchen with a range of floor and eye level units along with a freestanding gas oven, integrated fridge, space for dishwasher and a stainless steel sink with drainer. Window overlooking rear aspect and door leading to the utility.

### Utility Room
Accessed via kitchen is the utility room with extra walk in cupboard space, a stainless steel sink and useful storage. Space for appliances, window overlooking the rear aspect and doors leading out to front and back.

### Bedroom One
Double bedroom with a built in wardrobe with window overlooking the front aspect and with pleasant outlook over the farmland beyond and towards Highnam Church and Gloucester.





**Bedroom Two**
Double bedroom with a built in wardrobe with window overlooking the rear garden.

**Bedroom Three**
Double bedroom with window overlooking the rear garden.

**Bedroom Four**
Good sized single room with window overlooking the rear garden.

**Family Bathroom**
White suite comprising corner bath, separate shower cubicle with electric shower over, WC and hand wash basin. Airing cupboard with hot water tank and frosted window overlooking the front aspect.

**Double Garage**
Accessed via two up and over doors with power, lighting and plenty of storage. The garage houses the central heating boiler and there is a pedestrian door to the side which links to a lobby which gives access to utility and kitchen.

**Outside**
To the front of the property is a lawned area along with a block paved driveway with parking for three vehicles and a pathway leading to the front door. Gated side access leads to the rear of the property which boasts a large patio ideal for alfresco dining along with a lawned area with a range of mature shrubs and bushes at the border. There is a garden shed with power and a outside tap.

**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 Over Bridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day nursery providing childcare 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. There is a traffic-free cycle path which provides cyclists and pedestrians with easy access to Over Farm Market and the Toby Carvery and onwards across Alney Island to Gloucester Quays. There is a strong community in the village with numerous activities available including fitness classes, dancing, an amateur dramatics group, carpet bowls, quiz nights, a regular community cafe, a very popular football







club and a village Heritage group (Highnam Heritage).

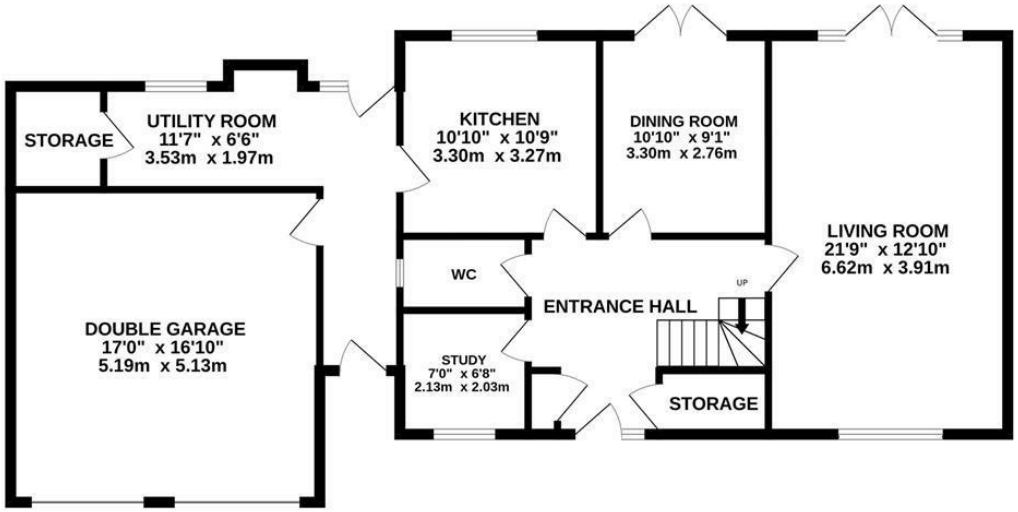
**Material Information**
Tenure: Freehold.
Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2838.24 per annum 2026/2027).
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: standard 3 Mbps, superfast 70 Mbps, highest available download speed
Mobile phone coverage: EE, Vodafone, Three, O2



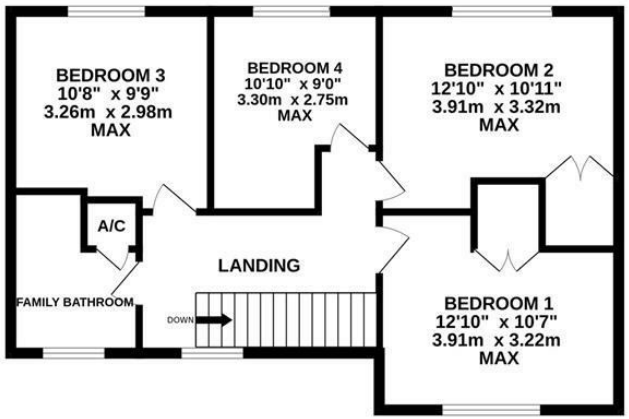




GROUND FLOOR




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.
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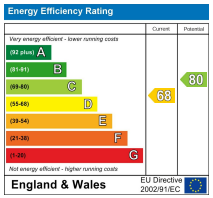
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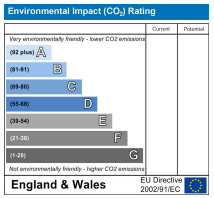
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.




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