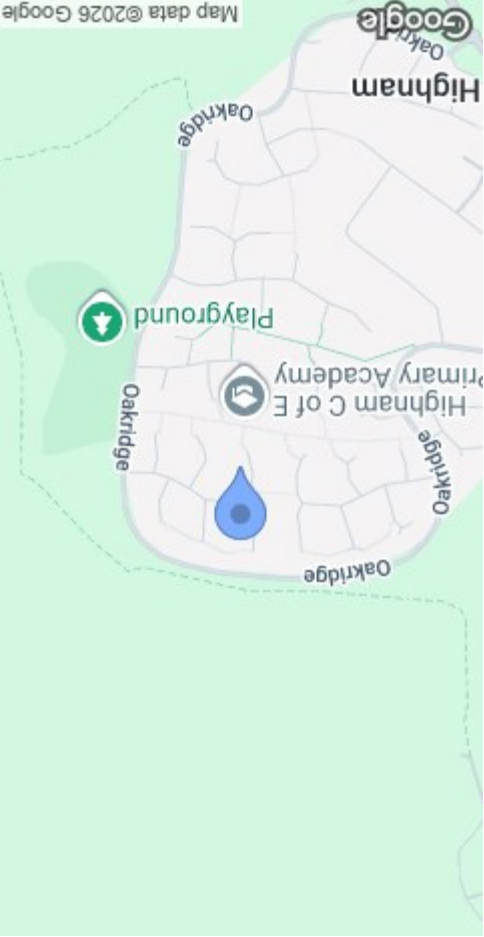


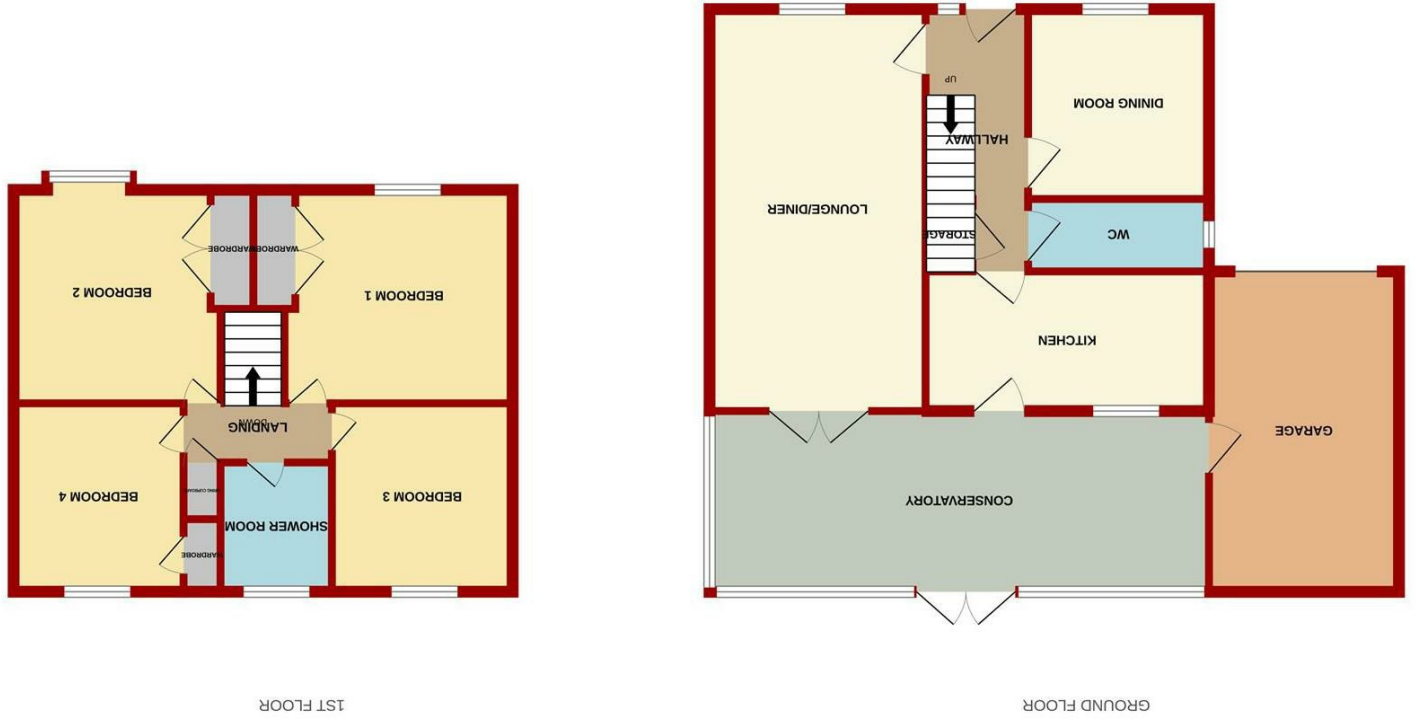


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026



12 West Field
 Highnam GL2 8LX

£435,000

BEAUTIFULLY PRESENTED and EXTENDED FOUR BEDROOM DETACHED FAMILY HOME ENJOYING CONSERVATORY TO THE REAR measuring in excess of 25', GENEROUS SOUTHERLY FACING PRIVATE REAR GARDEN, INTEGRAL GARAGE, LARGE OFF ROAD PARKING AREA to the FRONT of the PROPERTY, within WALKING DISTANCE to the VILLAGE SCHOOL and POST OFFICE.

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 partly glazed composite doors with a UPVC glazed frosted side panel into:

ENTRANCE HALL

Radiator, power point, understairs storage space, inset ceiling lights.

CLOAKROOM

WC, vanity wash hand basin with tiled splashback, wall mounted cupboard, side aspect frosted UPVC double glazed window, inset ceiling spot lights.

LOUNGE

20'94 x 10'50 (6.10m x 3.05m)

Wood effect electric fire with stone surround, two radiators, power points, TV point, coving, front aspect UPVC double glazed window, rear aspect UPVC double glazed double doors.

RECEPTION

9'56 x 7'83 (2.74m x 2.13m)

Radiator, power points, coving, front aspect UPVC double glazed window.

KITCHEN

12'09 x 7'92 (3.89m x 2.13m)

Range of base, wall and drawer mounted units, five ring gas hob with extractor fan over, built-in fridge / freezer, microwave, double ovens and dishwasher, pull out pantry, frosted UPVC double glazed door into:

CONSERVATORY

26'02 x 9'54 (7.98m x 2.74m)

Brick base, tiled flooring, power points, two electric heaters, radiator, double UPVC doors giving access to the rear garden.

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

LANDING

Inset ceiling lights, access to loft space, power point, door to airing cupboard.

BEDROOM 1

10'97 x 10'8 (3.05m x 3.25m)

Radiator, power points, double wardrobe with hanging space and shelving, front aspect UPVC double glazed window.

BEDROOM 2

10'88 x 10'71 (3.05m x 3.05m)

Radiator, power points, double wardrobes with hanging space and shelving front aspect UPVC double glazed window.

BEDROOM 3

9'82 x 8'02 (2.74m x 2.49m)

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

BEDROOM 4

9'85 x 7'72 (2.74m x 2.13m)

Radiator, power points, door into wardrobe with shelving, rear aspect UPVC double glazed window.

SHOWER ROOM

Good sized shower cubicle with rainfall head over, fully tiled walls, low level WC, wash hand basin with storage below, tiled splashback, radiator, wall mounted storage, shelving, inset ceiling spot light, extractor fan, rear aspect frosted UPVC double glazed window.

OUTSIDE

To the front of the property a large block paved driveway provides off road parking for several vehicles and in turn leads to the garage. Garden gate gives access into the rear south west facing garden, laid to lawn, seating areas, summer house with power, path leading to further seating area, outside power points to the front and rear of the property, Shed/Small workshop, all enclosed by hedging and fencing.

GARAGE

17'04 x 7'89 (5.28m x 2.13m)

Access via up and over door, personal door into the conservatory.

SHED / SMALL WORKSHOP

13'41 x 9'43 (3.96m x 2.74m)

Double doors, power and lighting, front aspect window.

SERVICES

Mains electric, water gas and drainage.

AGENTS NOTE

The property benefits from having its own solar panels which offsets against the electricity.

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.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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

Coming from Gloucester, proceed along the bypass bearing right onto the B4215 towards Highnam. Proceed along this road until you reach a roundabout, take a right at the painted roundabout into Oakridge. Proceed along Oakridge to the top of the road, then take a left turn into Hillcrest, proceed down through Hillcrest, bearing around to the left hand side into West Field. Follow road to the bottom, where the property can be found on the right hand side 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).

