

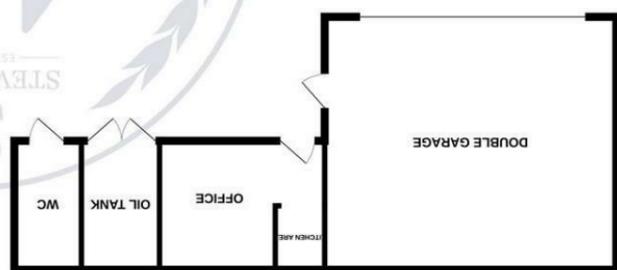
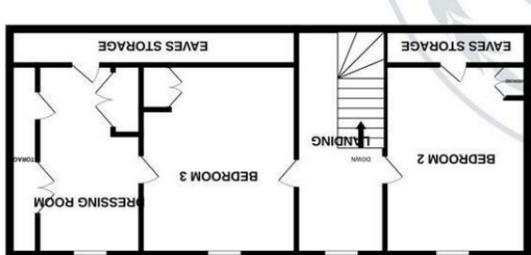
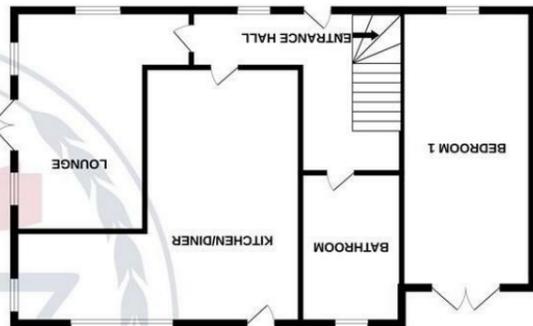


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 |
|--|---|
| A: 92-100 kWh/m ² (new energy cost) B: 81-91 kWh/m ² C: 69-80 kWh/m ² D: 55-68 kWh/m ² E: 41-54 kWh/m ² F: 29-40 kWh/m ² G: 13-28 kWh/m ² (new energy cost) | A: 10-35 g/kWh B: 36-47 g/kWh C: 48-65 g/kWh D: 66-83 g/kWh E: 84-101 g/kWh F: 102-129 g/kWh G: 130-152 g/kWh |



Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR

GROUND FLOOR



£495,000

A SPACIOUS THREE BEDROOM DETACHED PROPERTY with a LARGE KITCHEN / FAMILY AREA, EXTERNAL HOME OFFICE, situated in a SEMI RURAL POSITION with COUNTRYSIDE VIEWS and a SEPARATE ACCESS into a LARGE YARD AREA having OUTBUILDINGS WITH TREMENDOUS POTENTIAL (subject to planning for further development).

Highleadon is a small village having a Garage and Garden Centre with further amenities to be found in Newent. Newent itself offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, Library etc. and a Bus Service to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.



Entrance via double glazed frosted door into:

ENTRANCE HALL

Wood effect flooring, stairs leading to the first floor, radiator, power points, telephone point, door to:

KITCHEN / DINER (L SHAPED)

21'03 x 22'04 narrowing to 11'11 (6.48m x 6.81m narrowing to 3.63m)
Stone flooring, a range of base, wall and drawer mounted units, rolled edge worktops, fitted double oven, integral dishwasher, space for cooker, Worcester gas fired boiler, part tiled walls, one and a half bowl single drainer ceramic sink unit with mixer tap above, power points, appliance points, inset ceiling spot lights, heated towel rail, breakfast bar, further radiator, space for dining table and chairs, rear and side aspect double glazed UPVC windows, double glazed UPVC door leading out to the garden.

LOUNGE

11'11 x 18'11 (3.63m x 5.77m)

Stone flooring, feature fireplace with inset log burner, wall mounted radiator, power points, side aspect double glazed UPVC double doors and front aspect double glazed UPVC window.

BATHROOM

14'03 x 6'06 (4.34m x 1.98m)

White suite comprising of bath with shower over, vanity wash hand basin with cupboards below, low-level WC, corner shower cubicle, fully tiled walls, wood effect tiled flooring, under floor heating, heated towel rail, rear aspect frosted wood effect UPVC double glazed window.

BEDROOM 1

20'03 x 10'05 (6.17m x 3.18m)

Wood effect flooring, radiator, power points, built-in wardrobes and storage cupboards, front and rear aspect double glazed UPVC window.

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

LANDING

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

BEDROOM 2

10'05 x 11'06 (3.18m x 3.51m)

Radiator, power points, door into eaves storage, built-in wardrobes, rear aspect double glazed UPVC windows, stunning views towards May Hill.

BEDROOM 3

8'10 x 11'11 (2.69m x 3.63m)

Radiator, power points, rear aspect double glazed UPVC window, door into:

DRESSING ROOM

9'10 x 11'11 (3.00m x 3.63m)

Radiator, power points, built in storage wardrobes, eaves storage, rear aspect double glazed UPVC window.

OUTSIDE

To the front of the property, there is a driveway with off road parking for four / five vehicles which in turn leads to the double garage.

DETACHED DOUBLE GARAGE

22'2 x 15'9 (6.76m x 4.80m)

Power points, storage above, inspection pit, rear aspect window, side door to the patio and garden. Stairs giving access to a room above the garage.

STUDIO ABOVE THE GARAGE

20'9 x 7'2 max (6.32m x 2.18m max)

The front gardens are predominantly laid to lawn. Access to either side of the property, with gate from the driveway to the rear.

The rear garden is mainly laid to lawn, enclosed by hedging and walling, with a new patio area and pergola over. There is a shed / entertaining area with a bar. The patio leads around to the rear, where there is a door to:

OUTSIDE WC

7'1 x 4'1 (2.16m x 1.24m)

STORAGE AREA

Housing the oil tank.

EXTERNAL HOME OFFICE

11'4 x 8'1 (3.45m x 2.46m)

Kitchen area having bowl with mixer tap over, worktop, front aspect window. A personal door leads back into the garage.

To the other side of the house, a gate gives access to a yard. A separate five bar metal gate, from the main road, leads into the large yard which is ideal for

storage of a motorhome, caravan etc. There is also a meat smoker in the yard. Extra garaging or outbuildings could be created (subject to planning). Here you will find a further two outbuildings.

WORKSHOP

37'2 x 12'5 (11.33m x 3.78m)

The rear of the property has views over farmland.

SERVICES

Mains electricity, water and drainage. Oil-fired heating.

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: 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

From Newent, turn right at the traffic lights and head towards Gloucester. Proceed through Malswick. Continue along, passing Highleadon petrol station and the property can be found on the right hand side.

PROPERTY SURVEYS

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

