

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.

Figure 1: Comparison of the environmental impact of the UK and EU electricity generation.

The figure consists of two horizontal bar charts. The left chart shows the Environmental Impact (CO₂) Rating for the UK, and the right chart shows the Environmental Impact (CO₂) Rating for the EU. The charts are color-coded: Coal (red), Gas (orange), Nuclear (yellow), Wind (green), Solar (blue), and Hydropower (purple).

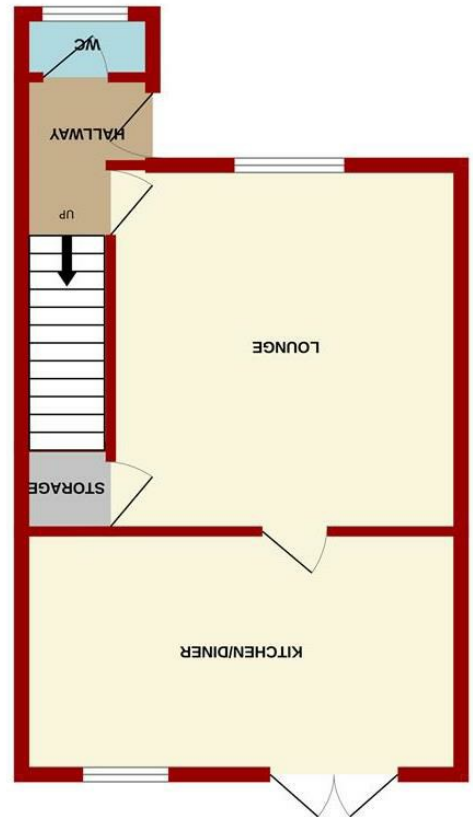
UK Environmental Impact (CO₂) Rating:

Energy Source	Environmental Impact (CO ₂) Rating
Coal	17.78
Gas	12.38
Nuclear	10.46
Wind	9.48
Solar	8.48
Hydropower	7.48

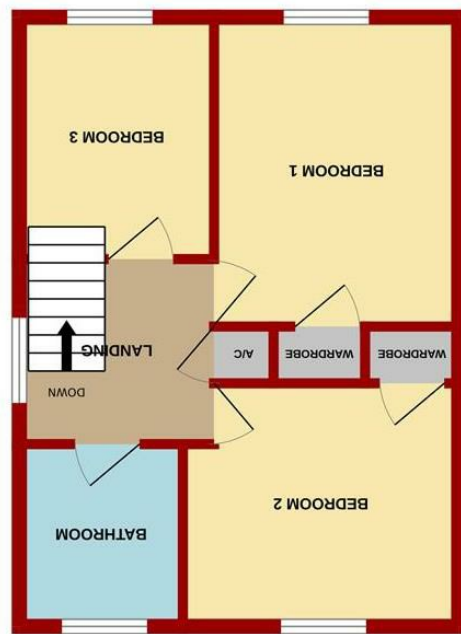
EU Environmental Impact (CO₂) Rating:

Energy Source	Environmental Impact (CO ₂) Rating
Coal	17.78
Gas	12.38
Nuclear	10.46
Wind	9.48
Solar	8.48
Hydropower	7.48

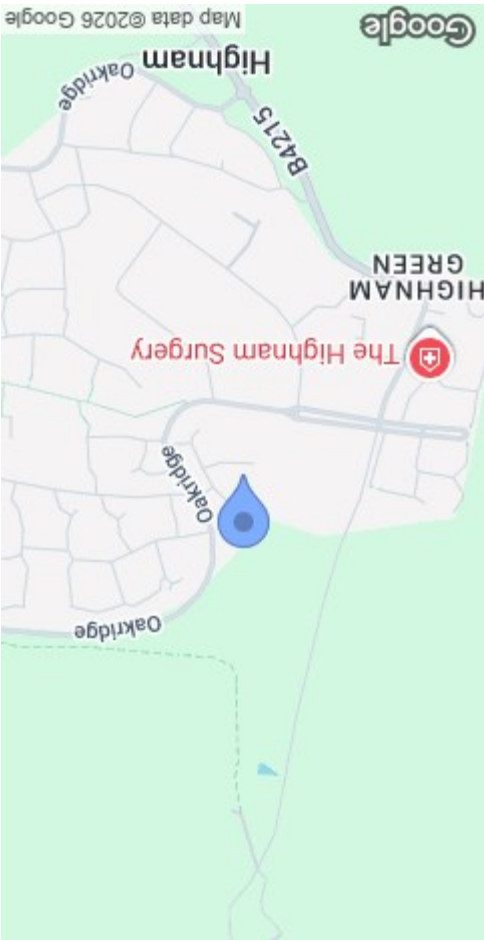
Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR



1ST FLOOR



6 Mary Grove Highnam GL2 8NH

Guide Price £340,000

THREE-BEDROOM LINK DETACHED PROPERTY, situated in a HIGHLY POPULAR CUL-DE-SAC LOCATION, benefitting from a DOWNSTAIRS CLOAKROOM, ENCLOSED REAR GARDEN, AMPLE OFF-ROAD PARKING and GARAGE, all being offered with NO ONWARD CHAIN.

The village of Highnam has previously been awarded 'Best Kept Village' and offers amenities to include a 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. 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.



Accessed via side aspect UPVC double glazed door into:

ENTRANCE HALL

Single radiator, door to:

CLOAKROOM

5'3 x 2'8 (1.60m x 0.81m)

Vanity wash hand basin with mixer tap and cupboards below, front aspect frosted window, single radiator.

LOUNGE

15'0 x 13'7 (4.57m x 4.14m)

Door to understairs storage cupboard, double radiator, laminate flooring, front aspect window, glazed wooden door into:

KITCHEN / DINER

16'8 x 9'8 (5.08m x 2.95m)

Modern fitted kitchen with a range of base and wall mounted units with wooden worktops and tiled splashbacks, plumbing for washing machine and dishwasher, space for cooker with gas point, room for under counter fridge and freezer, one and a half bowl stainless steel sink unit with mixer tap, integrated wine fridge, wood laminate flooring, gas fired boiler, single radiator, rear aspect window, fully glazed door to gardens.

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

LANDING

Access to roof space, door to airing cupboard with hot water tank and slatted shelving, side aspect window.

BEDROOM 1

12'4 x 9'5 (3.76m x 2.87m)

Additional built-in wardrobe, single radiator, front aspect window.

BEDROOM 2

10'5 x 10'0 (3.18m x 3.05m)

Additional built-in single wardrobe, single radiator, rear aspect window.

BEDROOM 3

9'4 x 7'0 (2.84m x 2.13m)

Single radiator, front aspect window.

BATHROOM

7'0 x 6'5 (2.13m x 1.96m)

White suite comprising panelled bath with inset detachable shower system over, wash hand basin and mixer tap, WC, chrome heated towel rail, shaving point, rear aspect frosted window.

OUTSIDE

To the front of the property, gravelled tarmac driveway provides parking for three / four vehicles, with up and over door to:

SINGLE GARAGE

17'06 x 7'9 (5.33m x 2.36m)

Accessed via up and over door, power and lighting, rear window, back door to the garden.

Gated access leads to the private enclosed rear garden comprising astro turf area, patio area, lawn, surrounded by borders and enclosed by wood panel fencing, outside lighting, water tap.

SERVICES

Mains electric and water, drainage 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

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Tewkesbury

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester, proceed along the A40 following the signs for Highnam. Proceed into Highnam, taking the third right hand turn into Lassington Lane. Take the second right hand turn into Maidenhall and continue along, following the road into Oakridge and turning left into Piper's Grove and right into Mary Grove, where the property will be found on your 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).

AWAITING VENDOR APPROVAL

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

