



26 Williams Orchard, Highnam GL2 8EL
£475,000



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• Four bedroom family home in need of updating/modernising • Utility room • Useful study • En suite shower room to master bedroom • Private and well maintained garden • Gas Central Heating & UPVC double glazing throughout • Popular and sought after village location • Off-road parking for multiple vehicles & double garage • Tewkesbury Borough Council - Tax Band E (£2,704.04 per annum) 2025/2026 • EPC TBC



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Hallway

Stairs to the first floor, radiator, doors to all downstairs accommodation.

Living Room

Window to front and patio doors to rear, two radiators, gas fire with wooden surround.

Dining Room

Patio doors to rear, radiator, serving hatch to kitchen.

Kitchen

A range of matching base and wall units with a worksurface over, spaces for appliances, window to rear, door to-

Utility Room

A range of matching wall and base units with a worksurface over, undercounter appliance space, windows to front and rear, and a door to the garden.

Study

Built-in coat cupboard, radiator, window to the front.

Cloakroom

WC, wash hand basin, window to side, heated towel rail.

First floor landing

Window to front, airing cupboard, storage cupboard, doors to all bedrooms and bathroom. Access to the loft, which is boarded with a light and ladder. There is also a useful loft room with a window, which has been previously used as an artist's studio and games room.

Master Bedroom

Built-in wardrobes, windows to front and rear, two radiators, door to-

En Suite Shower Room

WC, wash hand basin, shower cubicle, window to side, radiator.

Bedroom Two

Two sets of built-in wardrobes, radiator, window to the side and rear.

Bedroom Three

Built-in wardrobes, radiator, and window to the front.

Bedroom Four

Built-in wardrobes, radiator, and window to the rear.

Family Bathroom

Panelled bath with shower over, WC, wash-hand basin, window to the front, radiator.

Outside

To the front of the property is a large area of lawn with a good-sized tarmac driveway providing off-road parking for several vehicles. There is gated side access to the rear garden. The rear garden is larger than average with a kitchen garden area, patio area, and a variety of mature trees and shrubs, and is very private.

Double Garage

17'2" x 16'9" (5.24 x 5.13)

Rear pedestrian door and window, two up and over doors to front, power and light.

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 C of E primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop, and a doctor's 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 E (£2,704.04 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

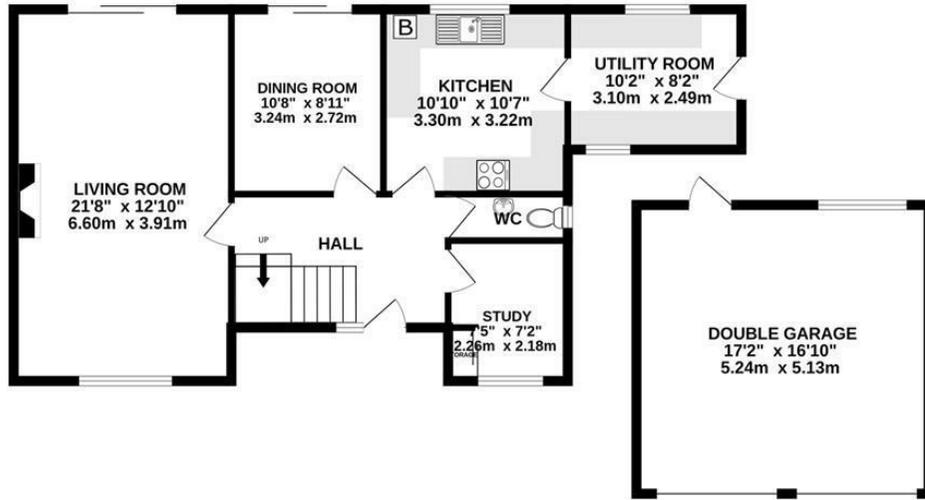
Heating: Gas central heating.

Broadband speed: standard 3 Mbps, superfast 70 Mbps, highest available download speed

Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 sq.m.) approx.

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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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.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81 (41)	B		
35 (40)	C		
15 (44)	D		
5 (54)	E		
2 (68)	F		
1 (79)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



