



Linton Lodge
Highnam GL2 8DF



STEVE GOOCH
ESTATE AGENTS | EST 1985

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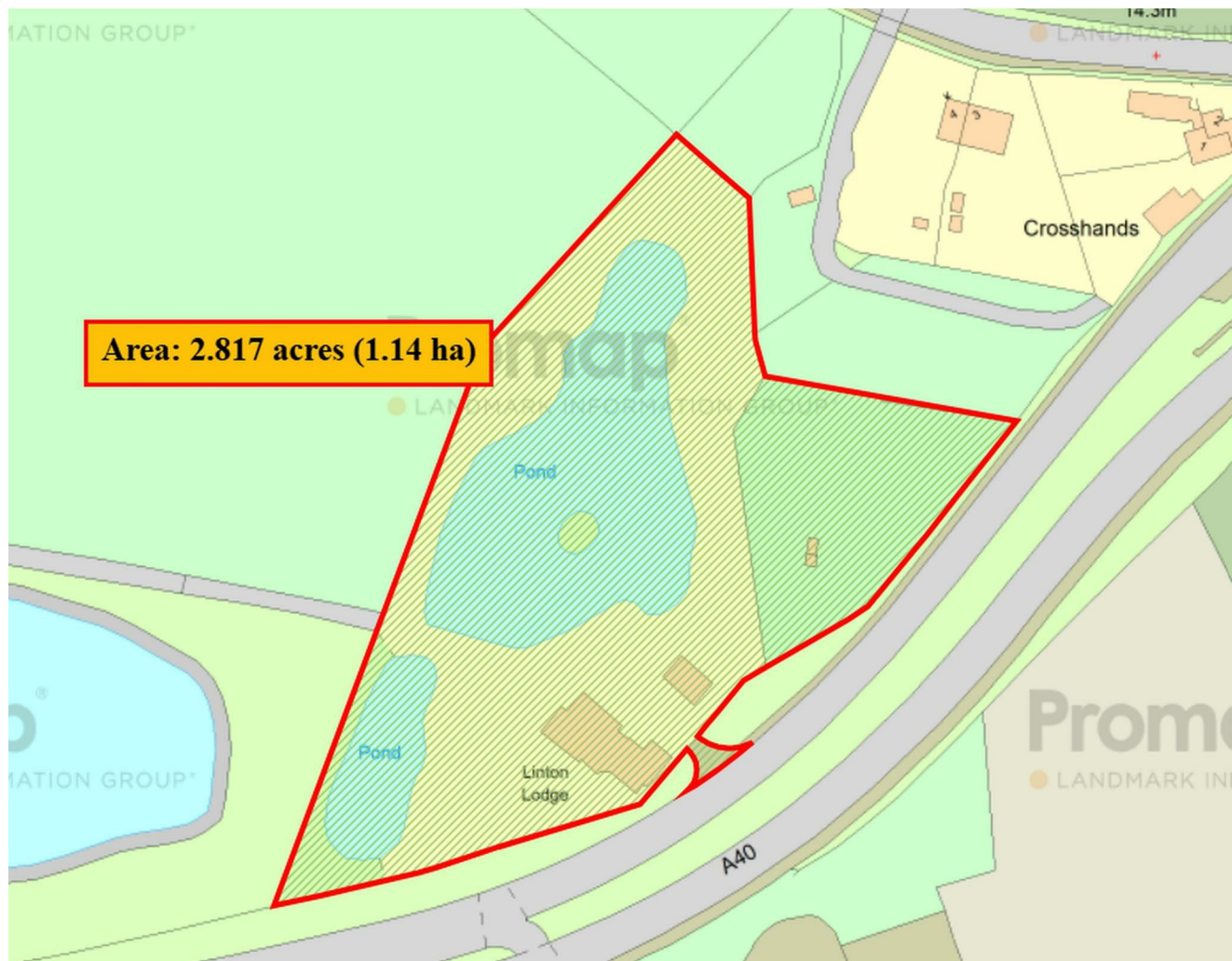
Guide Price £850,000

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED LODGE set within GARDENS AND GROUNDS APPROACHING THREE ACRES to include TWO LAKES, featuring a SPACIOUS OPEN PLAN KITCHEN / FAMILY ROOM, MASTER SUITE with WALK-IN WARDROBE and EN-SUITE, offering THREE LARGE RECEPTION ROOMS with the DINING ROOM having BI-FOLD DOORS opening onto COURTYARD and LAKE VIEWS, with a DOUBLE GARAGE and WORKSHOP.

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 solid wooden door with double glazed wooden windows either side into:

ENTRANCE HALL

Tiled flooring, inset ceiling lights, glazed wooden door with glazed wooden side panels into:

KITCHEN / FAMILY ROOM (L SHAPED)

24'9 x 21'1 max (7.54m x 6.43m max)

Shaker-style kitchen with wall, drawer and base mounted units, quartz worktops, large centre island with wooden worktop, seating and storage below, Belfast sink with Quooker tap over, two built-in ovens, built-in dishwasher, plumbing for washing machine, built-in fridge / freezer, large entertaining space, inset ceiling lights, two large front aspect double glazed sash windows and rear aspect double glazed sash window. Oak door to:



INNER HALLWAY

Oak doors leading to:

BEDROOM 3

15'10 x 11'1 (4.83m x 3.38m)

Inset ceiling lights, triple aspect sash windows.

BATHROOM

White suite comprising of bath, low level WC, vanity wash hand basin with cupboards below, inset ceiling lights, extractor fan, side aspect frosted sash window.

FROM THE ENTRANCE HALL, OAK DOOR LEADS TO:

MASTER SUITE

16'06 x 11'10 (5.03m x 3.61m)

Front aspect sash wooden window, large aluminium bi-fold doors, wooden door into:

DRESSING ROOM

5'15 x 4'63 (1.52m x 1.22m)

Hanging rail and shelving, wooden door into:

EN-SUITE

7'25 x 7'18 (2.13m x 2.13m)

Low level WC, vanity wash hand basin with cupboards below, large walk-in shower with large rainfall head over, heated towel rail, extractor fan, inset ceiling lights, tiled floor, fully tiled walls, front aspect frosted sash window.





BEDROOM 2

12'7 x 10'7 (3.84m x 3.23m)

Double doors giving access to large wardrobe with hanging space and shelving, two front aspect wooden sash windows, wooden door into:

EN-SUITE

Low level WC, vanity wash hand basin with cupboard below, corner shower cubicle with rainfall shower head, inset ceiling lights, extractor fan, heated towel rail, tiled walls, tiled flooring, front aspect frosted sash window.

SITTING ROOM

19'0 x 13'1 (5.79m x 3.99m)

Tiled flooring, inset ceiling lights, two aspect double glazed sash windows, double glazed aluminium doors leading out to the courtyard. Double doors lead through to :

LIVING ROOM

20'7 x 16'4 (6.27m x 4.98m)

Beautiful brick fireplace, wood mantle and a stone hearth, inset wood burner, inset ceiling lights, two rear aspect double glazed sash windows, large oak bi-fold doors giving access into the dining room, double wooden doors into the sitting room.

DINING ROOM

19'8 x 12'11 (5.99m x 3.94m)

Tiled flooring, inset ceiling lights, large UPVC roof light, double glazed sash windows, rear aspect sliding aluminium bi-fold leading to rear patio with stunning views over the surrounding parkland.

OUTSIDE

To the front of the property, wrought iron double gates and a pedestrian gate open onto a large driveway which in turn leads to the front door. The land is beautifully manicured with gardens and grounds extending to three acres. The property also enjoys two well stocked fishing lakes, one of which features an island ideal for private fishing. A large patio and BBQ area offer an ideal space for outdoor dining and entertaining, enjoying the west facing gardens that back onto peaceful farmland and parkland. The gardens are all enclosed by fencing and mature hedging.

DOUBLE GARAGE

19'1 x 18'7 (5.82m x 5.66m)

Accessed via double doors, power and lighting, side aspect window.

WORKSHOP

19'1 x 9'4 (5.82m x 2.84m)

Accessed via up and over door, power and lighting.

AGENT'S NOTE

The property has flooded twice before in 2007 and 2020. The current vendor has put in flood alleviation and a culvert is to be widened later on in the year.

SERVICES

Mains electricity and water, septic tank, air source heating, under floor 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.

LOCAL AUTHORITY

Council Tax Band: G
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

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

Heading out of Gloucester on the A40, proceed along this road passing Over Farm market on your right hand side. Continue along until reaching the roundabout, where you need to take the third exit, turning back on yourself back onto the A40. Follow this road for around half a mile, where the property can be found along on the left 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

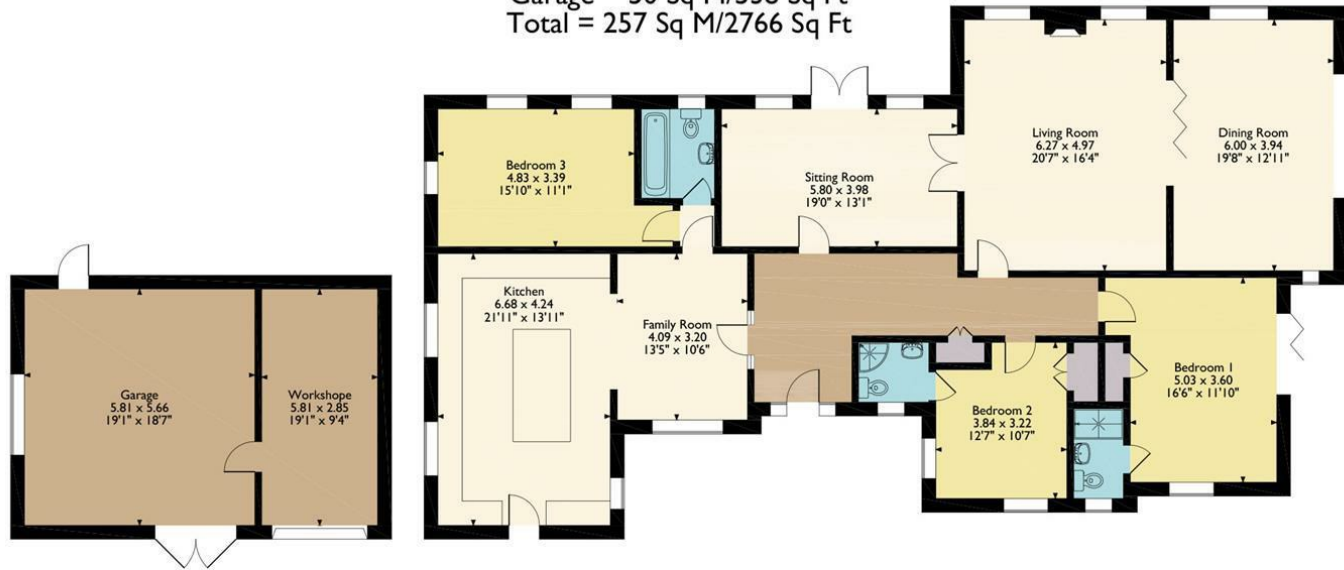




These details are yet to be approved by the vendor. Please contact the office for verified details.



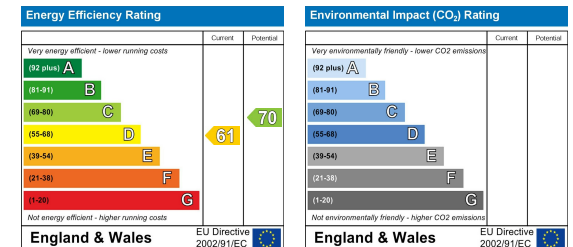
Linton Lodge, Highnam, Gloucester, Gloucestershire
 Approximate Gross Internal Area
 Main House = 207 Sq M/2228 Sq Ft
 Garage = 50 Sq M/538 Sq Ft
 Total = 257 Sq M/2766 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.





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