



Maidenhall, Highnam GL2 8DJ
£450,000



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• NO ONWARD CHAIN • Rarely available three bedroom detached dormer bungalow • Popular and sought after village location • Renovated throughout to a high standard • Open plan kitchen/diner with integrated appliances • Gas Central Heating & Brand new UPVC double glazing throughout • Off-road parking for multiple vehicles & garage • Large enclosed rear garden measuring approximately 130ft in length • EPC Rating D63 • Tewkesbury Borough Council - Tax Band E (£2,704.04 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£450,000

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Entrance Hallway

Spacious hallway provides access to the living room, kitchen/dining room, bathroom and bedroom one and three. Storage cupboard located beneath the stairwell.

Kitchen / Dining Room

Elegantly designed, the light and spacious shaker style kitchen provides a range of base, wall and drawer mounted units. Convenient space is also located for a dining area aswell if required. Ample quartz worktop and storage space continues throughout the room whilst also benefitting from integrated appliances to include electric hob, oven and dishwasher. Window overlooks the rear garden whilst door provides side access to the garage and garden.

Living Room

The generous sized and spacious lounge has an abundance of natural light streaming into the room from various windows and the French doors which provide access to the garden. The room benefits from a log burner, installed by the present owners, creating a warm and cosy feel to the room especially in the winter months.

Bedroom One

Spacious double bedroom with window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect and garden. Ample storage space is also provided within the eaves.

Bedroom Three

Bedroom with window overlooking the front and side aspect.

Bathroom

Modern white suite family fully tiled bathroom comprises of w.c, wash hand basin, heated towel rail, bath with shower attachment over and window with frosted glass overlooking the side aspect.

Outside

To the rear of the property, elevated patio area offers a convenient

space for seating and entertaining. The patio area steps down to a large lawned area measuring approximately 130ft in length and enclosed with fenced borders. Detached single garage to the side of the property is accessed via up and over garage door to the front as well as via personal use door to the side with brick built shed behind which would be a convenient space for a home office. The garage further benefits from french doors and has potential to be converted into a one bedroom annexe. Large driveway to the front of the property provides off-road parking for multiple vehicles whilst also leading through to the garage.

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 CofE primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors 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.

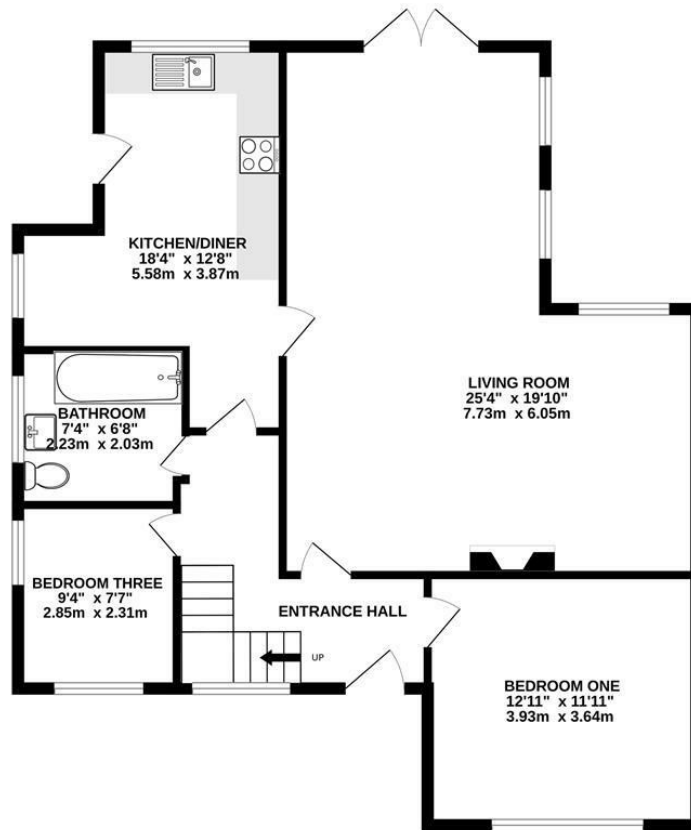
Heating: Gas central heating.

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

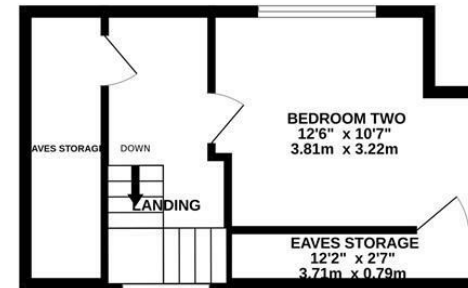
Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR



1ST FLOOR



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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