

# Poole Ground, Highnam GL2 8NA

**£399,950**

naylor powell

# Poole Ground, Highnam GL2 8NA

• Four bedroom detached family home • Pleasant gardens • Popular village location • Close walking distance to local primary school • Garage and off road parking • EPC C72 • Tewkesbury Borough Council tax band D £2322.20 (2026/2027) Freehold

**£399,950**

1 High Street, Newent, GL18 1AN

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**Entrance Hall**
Accessed via a canopy porch. Stairs to first floor, storage cupboard and doors to ground floor accommodation.

**Cloakroom**
Suite comprising a WC and wash basin. Frosted window to side aspect.

**Living Room**
Generous space with two windows to the front aspect, features fireplace with inset gas fire.

**Kitchen/Diner**
Well appointed with a variety of base and wall mounted units, work surface space, single drainer sink unit, integrated wine racks, space for range style cooker and further appliances, door and window to rear aspect over looking the garden. From the dining area are double doors leading into the conservatory.

**Conservatory**
UPVC and brick construction with poly carbonate roof and double doors to garden.

**First Floor Landing**
Window to side aspect on half landing, access to loft space and airing cupboard and doors leading off.

**Bedroom One**
A range of fitted wardrobes and further storage cupboard. Window to front aspect.

**Bedroom Two**
Window to rear aspect.

**Bedroom Three**
Built in wardrobe and window to front aspect.

**Bedroom Four**
Built in wardrobe and window to rear aspect.





**Bathroom**
White suite comprising P shaped bath with direct feed shower, vanity wash basin with storage cupboards and WC. There is a frosted window to side aspect.

**Outside**
To the front of the home is a block paved driveway offering parking for two vehicles which leads to single garage via up and over door. The garage has power, lighting and a pedestrian door to the rear. There is also small front lawn with flower border. Gated side access leads around to the rear garden which enjoys an expanse of lawn, pleasant patio and seating area, garden shed and mature borders. The garden is fully enclosed by fencing.

**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 D (£2322.20 per annum 2026/2027).
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





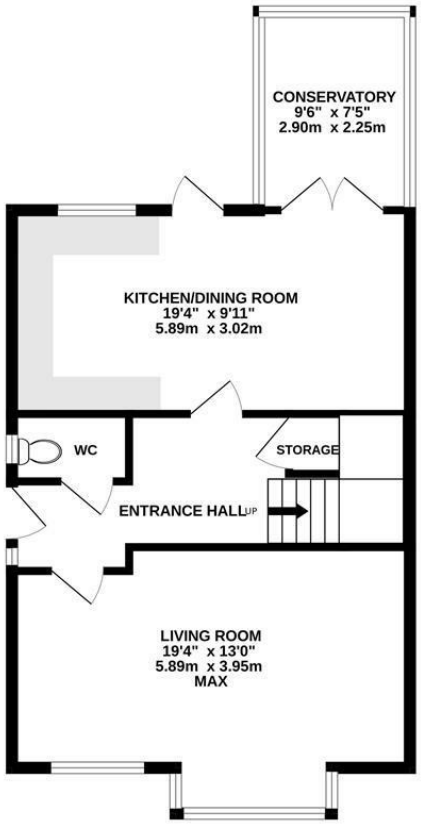




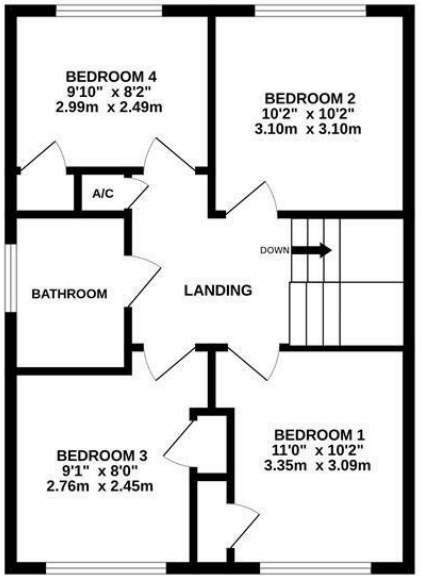




GROUND FLOOR




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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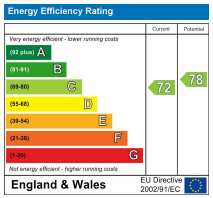
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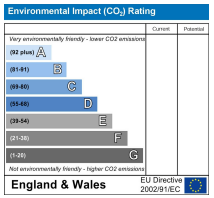
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.




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