



**Farthing Croft, Gloucester GL2 8EQ**

**£285,000**



## Farthing Croft, Gloucester GL2 8EQ

• Village location • Three bedrooms • Kitchen-diner • Driveway and single garage • Private garden

**£285,000**

### Accommodation

Upon arriving at the home, the entrance hall provides space for coats and shoes. A door leads to the ground floor WC, stairs to the first floor and a door through to the living room. The living room has a large window overlooking the front garden and towards the village green. A door leads through to the kitchen-diner at the rear of the home. The kitchen is well-appointed with a range of base and wall mounted units and breakfast bar. Within the kitchen is a pantry cupboard for additional storage and a window overlooking the garden. Sliding doors from the dining area lead out to the private rear garden.

To the first floor are three bedrooms and a family bathroom. Bedrooms one and three enjoy views over the village green. The family bathroom is partitioned and comprises a bath with shower over, WC, wash hand basin, heated towel rail and a window overlooking the rear of the home. From the landing is an airing cupboard with storage and access to the loft through a hatch in the ceiling.

### 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 an Ofsted rated 'Excellent' C of E 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.

### Outside

To the front of the property is a driveway with parking for two vehicles, leading to a single garage with an up and over door. The front garden is mainly laid to lawn with mature shrubs and trees. The rear garden has a paved patio area leading off the dining area which is a perfect spot for alfresco dining. The garden is mainly laid to lawn and is bordered with established hedges and fencing. A personal door provides access the garage from the garden.

### Tenure, Services & Local Authority

Freehold

All mains services are connected



1 High Street, Newent, GL18 1AN

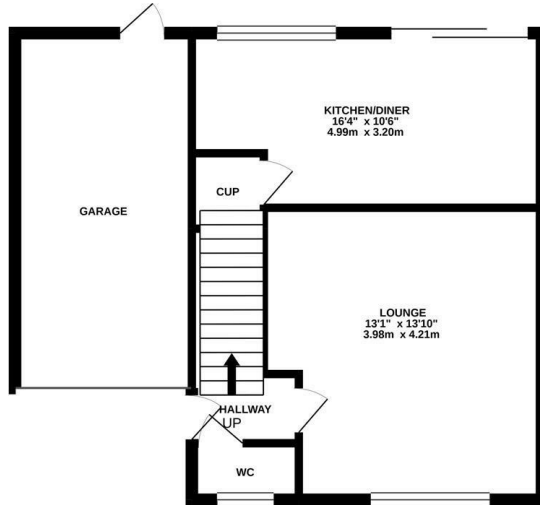
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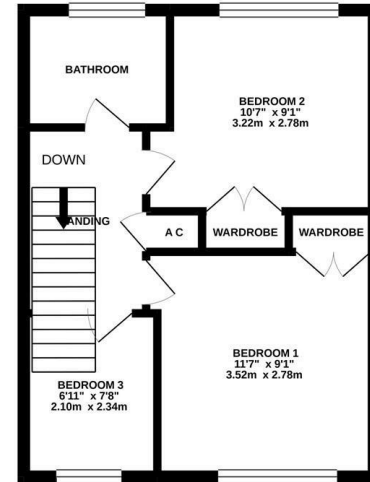
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GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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