



113 Maidenhall, Gloucester GL2 8DJ
Guide Price £450,000



113 Maidenhall, Gloucester GL2 8DJ

- Popular village location
- 120ft rear garden
- Scope to extend
- No chain
- EPC E54



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Guide Price £450,000

Accommodation

The entrance hall of the home has the stairs leading up to first floor on your right and door into the first reception room on your left. The living room has parquet flooring, feature gas fire place and sliding doors to conservatory. It also has folding doors that open up and link into dining room which also has access off the hallway and a fireplace with opportunity for open fire with some work. There is a WC off the hall with steps down into it which has access to handy under stairs storage. The kitchen has base and wall mounted units, built in oven and hob plus space for appliances. Door from kitchen heads into side lobby which has further storage and access to former annexe which comprises utility, lobby, kitchenette, shower room and a ground floor bedroom. The conservatory can link the annexe back to main house and enjoys views over the rear gardens. to the first floor are three bedrooms and a family bathroom.

Outside

To the front of the property is a driveway with parking for 2/3 vehicles which leads to detached single garage. There is a lawn area with mature shrubs and borders. There is gated access to rear garden which offers vast potential and could truly be a gardeners delight! The garden measure approx. 120ft in length and is split into lawn, raised patio and orchard with greenhouse and shed. The garden is very mature and faces a South Westerly direction.

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.

Tenure, Services and Local Authority

Freehold

All mains services are connected to the property. Metered water supply.

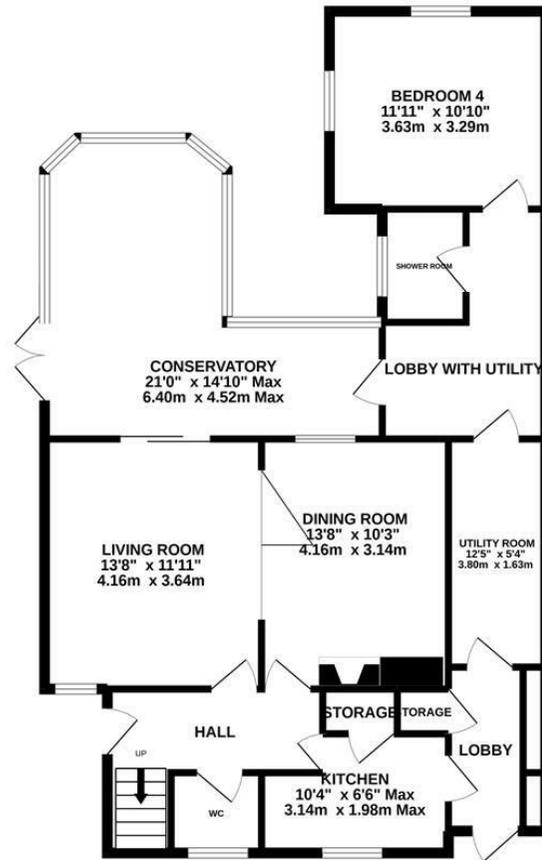
Tewkesbury Borough Council Tax band E (£2,363.47 2022/23)

Directions

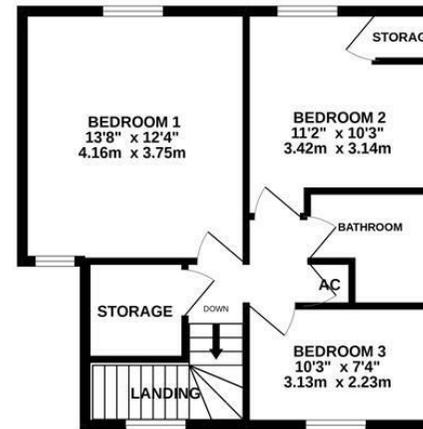
Leave Newent via the B4215 towards Gloucester and continue, on reaching Highnam turn left into Lassington Lane. Follow the road around to the right and then turn right into Maidenhall, continue for a short distance where the property will be located on the right.



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



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.6 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.
Made with Metropix 6/2022.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

