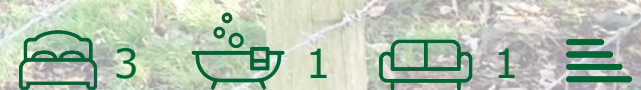




**Chepstow Lodge**  
, Highnam, GL2 8DF

**£625,000**





Welcome to Chepstow Lodge in the charming village of Highnam. This delightful property, once part of the historic Highnam Court dating back to the mid-1800s, offers a unique opportunity to own a piece of local history. Situated within the gated grounds of Highnam Court, this home exudes character and charm. The property's rich heritage is evident in its architecture and design, offering a blend of traditional elegance with modern comforts and in a plot in excess of HALF AN ACRE.

Whether you are looking to settle down in an historic property, or simply appreciate the beauty of period homes, Chepstow Lodge is sure to captivate your heart. Don't miss this opportunity to own a piece of Highnam's past and create new memories in this enchanting residence.

### Summary

Chepstow Lodge is one of the four lodges within the extensive grounds of Highnam Court. Dating from the mid 1800's, the lodge features the picturesque and ornate style that compliments the main house. While specific historical details of the lodge might be less documented it shares the same rich heritage and architectural significance. The current owners have restored the property, maintaining its character with adding modern touches, the original outbuildings of the lodge have now been incorporated into the main house increasing living space substantially.

**Kitchen/Breakfast Room**  
27'0 x 7'3 (8.23m x 2.21m)

**Utility**  
6'5 x 5'3 (1.96m x 1.60m)

**Shower Room**

**Study**  
9'4 x 6'10 (2.84m x 2.08m)

**Living Room**  
15'2 x 12'1 (4.62m x 3.68m)

**Bedroom 1**  
12'3 x 12'1 (3.73m x 3.68m)

**Bedroom 2**  
12'1 x 9'11 (3.68m x 3.02m)

**Bedroom 3**  
11'4 x 7'10 (3.45m x 2.39m)

**Bathroom**







### OUTSIDE

The entrance to the property is via the Highnam Court secure gated entrance a secondary wooden five bar gate leads into the large driveway.

The mature gardens surrounding the property offer a panoramic view of Highnam Courts substantial gardens and lakes.

The rear of the property has a beautiful cottage garden which looks into the wooded area with the backdrop of the trees. A very useful picturesque Garden Room currently used as a studio, sitting alongside a detached store room. There is a large workshop to the front (garage spec base construction (6.5m x 3.6m.)). The gardens and grounds are in excess of HALF AN ACRE.

### Services

Mains water, Treatment plant (Drainage) LPG central heating Tewkesbury Borough Council D

### Tenure

Freehold

### Directions

Chepstow Lodge can be found just off the A40/A48 roundabout, postcode GL2 8DF ( Entrance to Highnam Court)  
what3words: being.dome.mile

### Agents Note

The sellers have approached the local authority (Tewkesbury) regarding an extension to the property:

Pre application:

It is considered that the principle of the proposed extension could be acceptable however this would be subject to precise details to be submitted with any future application.





Floor Plan

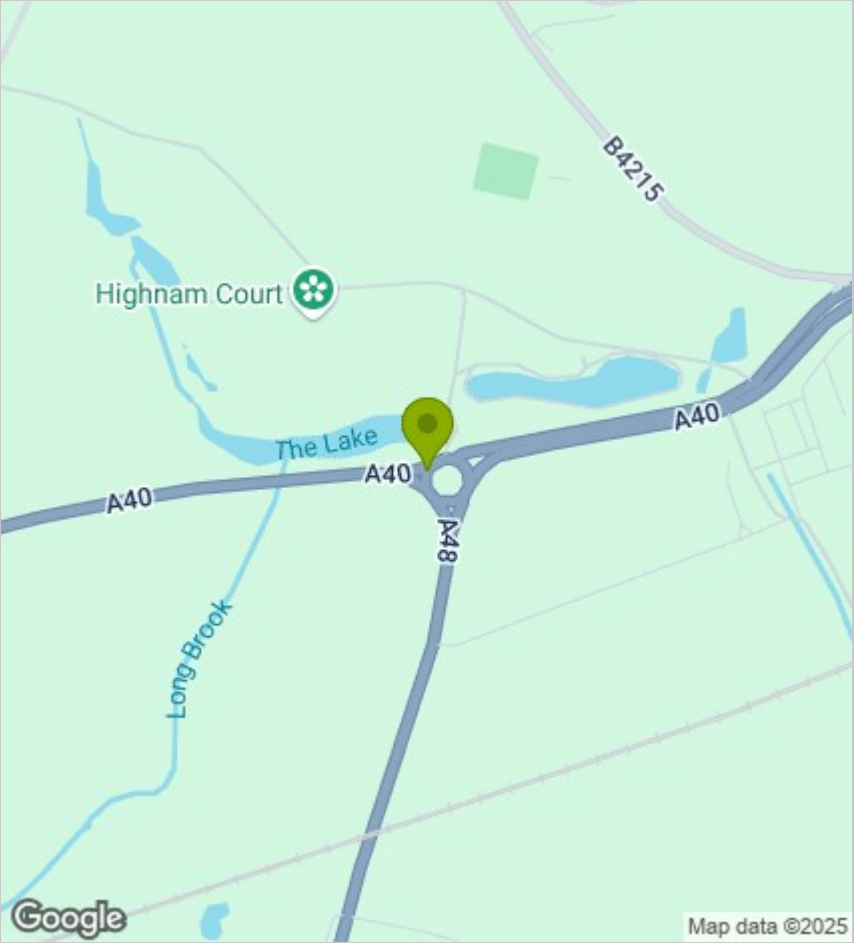


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

