



## 9 Maidenhall, Gloucester, GL2 8DJ

Asking Price £750,000

This substantial five bedroom detached family home extends to an impressive 2,697 sq ft of beautifully proportioned accommodation, perfectly designed for modern family living.

Set within a generous plot in a highly sought-after position in the desirable village of Highnam, the property enjoys both privacy and presence, approached via electric gates opening onto a large driveway providing ample parking for multiple vehicles, in addition to a double garage.

Inside, the home offers exceptional versatility with four spacious reception rooms, ideal for a combination of formal entertaining, relaxed family living, a home office or playroom. The well-balanced layout provides an excellent flow throughout, with bright and airy rooms enhanced by generous proportions.

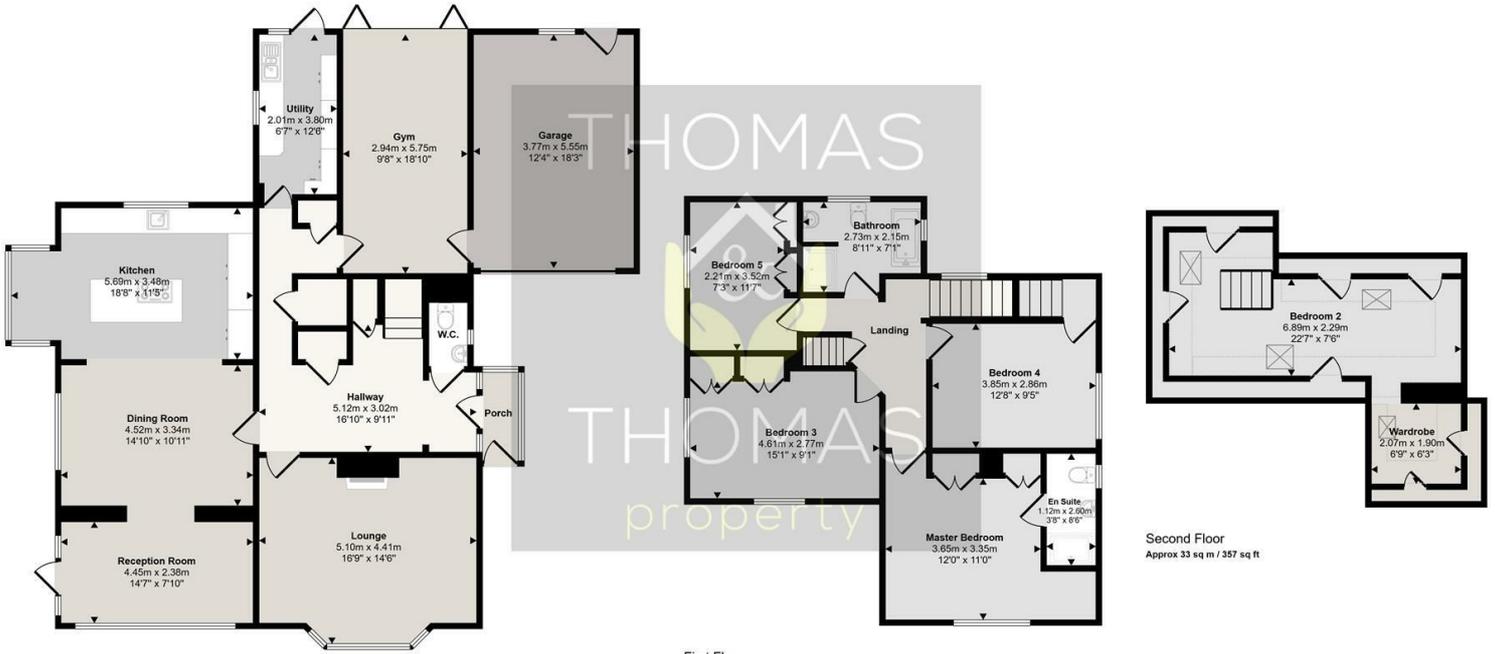
Upstairs, five well-sized bedrooms offer comfortable accommodation for a growing family, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property occupies a large plot, offering excellent outdoor space for children, entertaining, or further landscaping potential (subject to the necessary consents). The combination of substantial internal space, gated driveway, double garage and prime village setting makes this a rare opportunity in one of the area's most desirable locations.

An exceptional family home offering space, privacy and flexibility in a prestigious village setting.

- Five Bedrooms
- Four Bedrooms
- Sought After Location
- Substantial Family Home
- Double Garage
- 2697 sq ft

Approx Gross Internal Area  
251 sq m / 2697 sq ft



Ground Floor  
Approx 143 sq m / 1544 sq ft

First Floor  
Approx 74 sq m / 796 sq ft

Second Floor  
Approx 33 sq m / 357 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathrooms suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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