LAUREL

UPTON ST. LEONARDS

WHITAKER SEAGER

LAUREL COTTAGE, HIGH STREET, UPTON ST. LEONARDS, , GL4 8DJ

SET IN GROUNDS OF 0.27 ACRES, LIES THIS DETACHED FAMILY HOME ENJOYING GREAT CHARACTER, PRETTY GARDENS AND GARAGING.

Description

Positioned on the edge of the village and set within landscaped grounds of 0.27 acres. This detached period home enjoys great warmth and character whilst providing comprehensive and well presented accommodation for contemporary living. Versatile family accommodation is arranged across two floors with a ground floor room offering use as a fourth bedroom or fourth reception room. An entrance to the rear of the house from the driveway opens to an inner hall, off which doors open to the living space and a useful boot room/utility. The pale grey kitchen enjoys an outlook to the rear garden, wall and base units and an integral Neff oven, hob and fridge freezer. Adjoining the kitchen is an inviting snug, with tiled floor and feature fireplace with bread oven and woodburning stove inset. This is further complimented by a formal dining room and sitting room. The dining room enjoys a window to the front elevation as well as pretty period door. Internal access to the cellar is located in this room. The sitting room is particularly impressive, being generous in size and boasting a stone fireplace with gas woodburner style stove inset. Affording a double aspect outlook, French doors also open to the front garden. A door from the sitting room opens to a ground floor bedroom/fourth reception, served by a connecting shower room, the space is ideal for an elderly relative. A well proportioned cellar can be accessed internally or externally (from the front of the house) and provides storage or the possibility for conversion subject to the relevant consents. From a galleried landing on the first floor access if gained to three bedrooms, all of which provide built in storage. These are served by a family bathroom.

Guide price

£575,000

Covid 19 - Please request a video tour of this property prior to booking a viewing.
Gloucester - 4.5 miles
Stroud - 7 miles
Cheltenham - 9.4 miles
Cirencester - 15.5 miles
Bristol - 36 miles

The property is across two titles.

• Hall and Utility • Kitchen • Snug • Sitting Room • Dining Room • 3 Bedrooms • Bedroom 4/Playroom • Shower Room and Bathroom • Gardens • Two Garages, Workshop, Summer House, Driveway

Outside

Set in 0.27 acres. A tarmac driveway sweeps up to two detached garages all which provide parking for multiple vehicles. A workshop with pedestrian access adjoins one of the garages. The gardens have been beautifully landscaped to provide opportunity for the keen gardener whilst also offering room for children to play. Fruit trees align one side whilst vibrant flower borders provide great interest and colour. A detached summer house with adjoining seating terrace provides the perfect spot to enjoy the garden and sun. A vegetable plot and greenhouse lies to the rear corner, whilst a lean-to area adjoins one of the garages providing to perfect place to store wood or dry washing. Set above the lane a small garden also extends to the front of the cottage and is laid to lawn with planting.

Location

Occupying a desirable position in the village of Upton St Leonards, located just 4.5 miles from the historic city of Gloucester. This thriving village offers a plethora of facilities including a village shop and post office, public house, primary school, farm shop and hairdressers. Village allotments, a church and a village hall further add to the community feel. The village is particularly convenient for those commuting to Gloucester and it is within easy reach of Cheltenham, Stroud, Cirencester and Swindon, with access to Bristol and Birmingham from the nearby M5 motorway. There are railway links in Gloucester and Stroud from which mainlines run to London Paddington. Countryside Walk are on your doorstep, whilst neighbouring centres provide a variety of Secondary schools including Grammar schools in both Gloucester and Stroud.

General Information

Tenure: Freehold

Postcode: GL4 8DJ

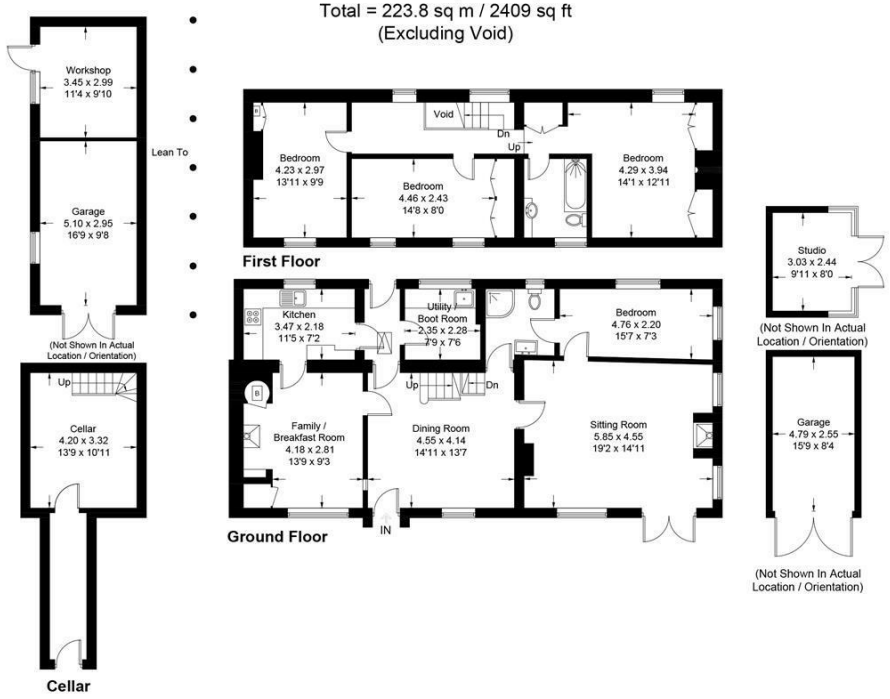
Viewing: Strictly by appointment through Whitaker Seager.

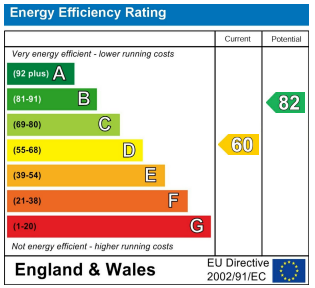
Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating D

Laurel Cottage

Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft
Cellar = 19.4 sq m / 209 sq ft
Garage / Workshop = 26.3 sq m / 283 sq ft
Garage = 12.2 sq m / 131 sq ft
Studio = 7.5 sq m / 81 sq ft
Total = 223.8 sq m / 2409 sq ft
(Excluding Void)





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