

# St. Leonards

Toddington, Cheltenham, Gloucestershire







# Detached Cotswold stone family home with large garden and separate home office.

Winchcombe 3.7 miles, Broadway 5 miles, M5 J9 (N & S) 9 miles, Cheltenham 10 miles, Stow-on-the-Wold 10 miles, Kingham railway station 15 miles, Oxford 40 miles, Birmingham 40 miles.  
(Distances and times approximate).

  
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## Summary of accommodation

### Main House

**Ground Floor:** Kitchen/dining/family sitting room | Drawing room | Utility room  
Bedroom with en suite shower room

**First Floor:** Two bedrooms | Two bathrooms

### Garden and Grounds

Driveway | Landscape gardens | Terrace | Home office



## Situation

Toddington is surrounded by stunning countryside, much of which lies within an Area of Outstanding Natural Beauty. The village has a pub and shop and is conveniently located near historic attractions such as Sudeley Castle and Gardens, Hailes Abbey, and Stanway Water Garden, while also offering easy access to the picturesque village of Broadway and the vibrant market town of Winchcombe. Both locations feature warm-toned Cotswold stone cottages, traditional tea shops, excellent restaurants, and a full range of local amenities, including butchers, bakers, and greengrocers.

For those with a passion for outdoor pursuits, the area boasts exceptional sporting opportunities, including golf at Broadway, Naunton Downs, and Cleeve Hill, motorsport at Prescott Hill Climb, and National Hunt racing at Cheltenham, Stratford, and Worcester.

The nearby Spa town of Cheltenham, just 10 miles away, hosts a variety of cultural festivals throughout the year, including literature, jazz, and food, alongside excellent educational institutions such as Cheltenham College, Cheltenham Ladies College, and Dean Close, as well as several prestigious grammar schools.

St Leonards is a truly exceptional property that combines period charm with modern convenience, making it a wonderful family home in one of the most picturesque parts of the Cotswolds.



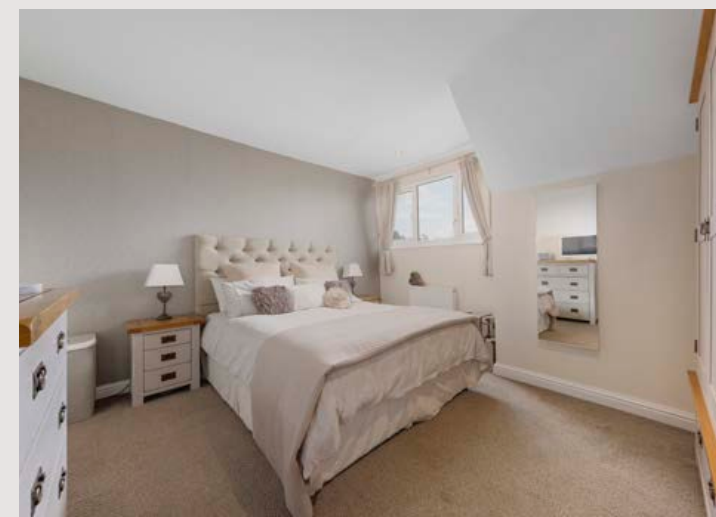


## St Leonards

St Leonards is an impressive four bedroom detached property, beautifully crafted from classic Cotswold stone, nestled in the heart of Toddington village. This charming home, originally built 95 years ago, has been thoughtfully updated and modernised by its current owners, creating a bright, spacious living environment ideal for both family life and entertaining.

The property features two generous front reception rooms, each with characterful bay windows that flood the space with natural light. The main drawing room boasts double doors leading to the expansive, open-plan kitchen, dining, and living area – the true heart of the home – perfect for social gatherings and modern family living. A ground-floor ensuite bedroom provides flexible living arrangements, while the first floor offers three additional bedrooms, including a second ensuite, a family bathroom, and a spacious landing area.





## Outside

Approached via a sweeping gravel drive, the property is set within beautifully landscaped gardens to both the front and rear. The large, private rear garden is mainly laid to lawn, complemented by a paved terrace area ideal for outdoor entertaining. It also includes a separate home office, and a variety of trees and shrubs, offering a perfect space for work, relaxation, or play.

## Property Information

**Tenure:** Freehold

**Services:** Mains gas, water, electricity and drainage. Gas fired central heating.

**Mobile Coverage & Internet Connection:** Ultrafast broadband is available at the property with upload and download speeds of 1000 Mbps. Mobile coverage with EE, Three, O2 and Vodafone is likely outdoors at the property and EE, O2 and Vodafone is available indoors.

**Local Authority:** Tewkesbury Borough Council

**Council Tax:** Band E

**EPC:** E

**Postcode:** GL54 5DS

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



### Approximate Gross Internal Floor Area

Main House: 167.9 sq m / 1,808 sq ft

Outbuilding: 9.2 sq m / 100 sq ft

Total: 177.1 sq m / 1,908 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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