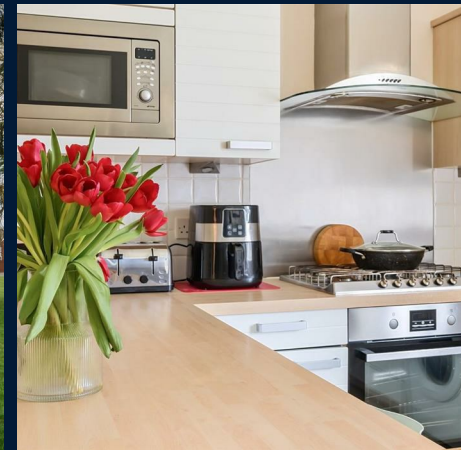


UPTON'S GARDEN



48 UPTON'S GARDEN WHITMINSTER, GL2 7LP

Asking price £269,950

Description

This is an impressively proportioned two-bedroom apartment within the former Grade II listed manor house. Parklands House was constructed in 1823 and was sympathetically converted in 2004. The property boasts period features throughout to include high ceilings, sash windows. Throughout generous room sizes filled with natural light,

Approach from Upton Gardens up to this delightfully charming house, driveway is approached from the side of the building with the garages on approach and parking to the rear of the building. Steps lead up to the entrance and the apartment is located on the first floor.

Internally a spacious entrance hall with doors to all rooms. A lovely drawing room with window to the front provides lovely views of the grounds and distant views to the Forest Of Dean. Opening to a delightful fitted kitchen with breakfast dining room also with a window to the front. The kitchen offers a range of base and wall mounted cabinets. Built in oven, hob and extractor with integrated fridge/freezer. A lovely breakfast bar opens to the dining area.

Master bedroom with his n her fitted wardrobes and drawers inset, sash window to the front provides lovely views of the grounds and the room has incredible natural light.

A guest bedroom to the rear with two lovely sash windows providing views of the grounds and lovely plantation shutters. The room offers a lot of space for freestanding furniture and natural light. Completed by a light bathroom suite

Externally, the property benefits from an en-bloc garage which has sensor lighting, and an allocated parking space in addition.

The property is set within equally as impressive grounds of over two acres. The beautifully maintained grounds are communally shared. All laid to lawn with wonderful mature trees. Parkland house sits on the edge of the village with excellent far-reaching views to the Forest of Dean, and the Cotswold hills behind.

Tenure & Services

The property is Leasehold with a 999-year lease commenced in 2004. The building is managed by Ash Management company with a service charge of £1451.65 every 6 months this includes the ground rent and maintenance of the grounds along with building insurance.

- Delightful two bedroom apartment set within a Grade II listed building
- Well proportioned drawing room with views across the grounds & beyond
- Far-reaching views across the River Severn and the Forest of Dean
- Internally lovely sash windows and high ceilings
- Ease of access to stations and motorway network
- Fitted kitchen with a wealth of space opening to dining room
- Two lovely light double bedrooms and bathroom
- Beautiful grounds with en bloc Garage and parking for one car,
- Set in the heart of the village of Whitminster
- Great walks and a short distance from Saul Junction.





Location & Amenities

Whitminster is a small village on the outskirts of Stonehouse conveniently located between the villages of Eastington and Frampton On Severn. Having a local public house with a wonderful variety eateries in the village and convenience store, Highfield Garden World with restaurant. A popular village primary school and playing fields are in the village. Along with a village hall.

The village of Whitminster is an excellent location perfect for the commuter with convenient access to the A38 and M5 motorway providing links to Gloucester, Bristol, Cheltenham and beyond. The village has a good range of amenities including a popular primary school, general store, large garden centre with restaurant, various takeaway outlets and a pub. There is also the village playing fields and a football club close by. The Cotswold market town of Stroud is only 6 miles away with further amenities and train station. There is a broad choice of secondary schools within the area

A short drive to Gloucester, Stonehouse and Stroud where you will find a wealth of shopping and leisure facilities. Superb links to railway stations at Cam and Stonehouse that provide direct trains to London and Bristol.. All making this a great location for all.

Useful Information

Tenure: Leasehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating

Directions

From Junction 13 of the M5 motorway take the signpost for the A419 towards Frampton On Severn & Whitminster. Follow to the island and turn right onto the A38, passing Highfield Garden Centre on the left hand side, after a short distance a turning on the left into School Lane. Follow the road to the mini roundabout and turn left into Upton Gardens, Continue down the road and Parklands House will be directly in front of you. The access to 48 Upton's Garden is at the rear via communal entrance



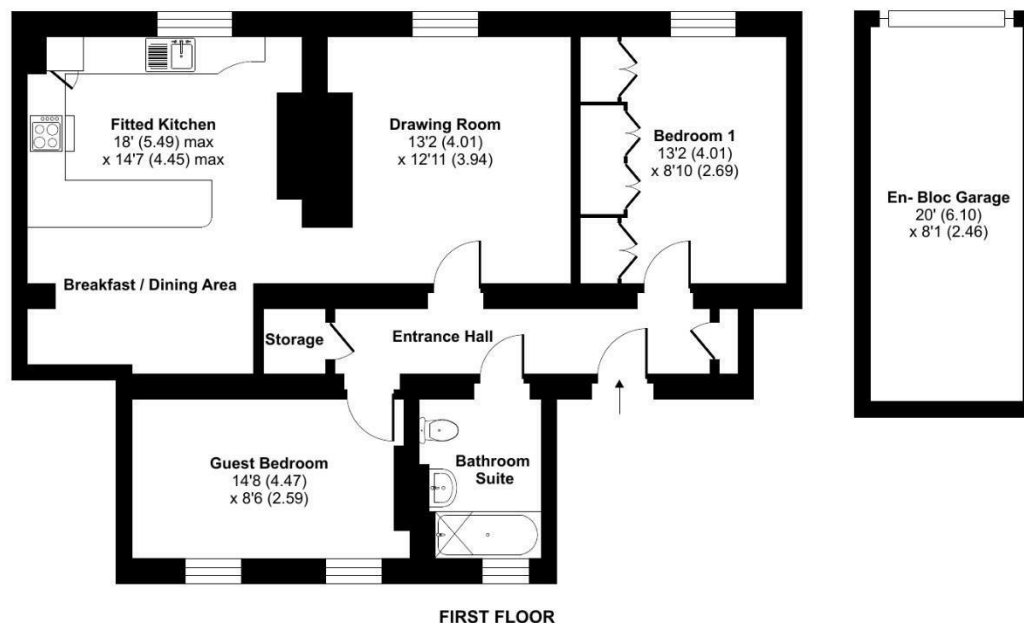
Uptons Garden, Whitminster, Gloucester, GL2

Approximate Area = 928 sq ft / 86.2 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1079031

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

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