



FOR SALE
A
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ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



19 UPTON'S GARDEN, WHITMINSTER, STONEHOUSE, GL2 7LP

The Property

A Delightful and Deceptively Spacious Family Home in the Heart of Whitminster enjoyed by its current owner for over 20 years, this beautifully presented attached family home offers generous and versatile living space arranged over two floors. Nestled in the heart of Whitminster, the property is filled with natural light and complemented by a south-facing garden, soft décor, and quality Karndean flooring throughout much of the home.

Upon arrival, you're greeted by a charming planted border and a small front wall leading to a covered storm porch and front entrance. A driveway to the side provides parking for two and leads to a carport, with gated access to the rear garden.

A spacious entrance hall welcomes you with stairs to the first floor and access to a cloakroom. French glazed doors open into an elegant L-shaped sitting room with generous proportions, a sandstone fireplace with inset gas fire, modern wall-mounted cabinetry, and French doors opening out to the sun terrace and garden.

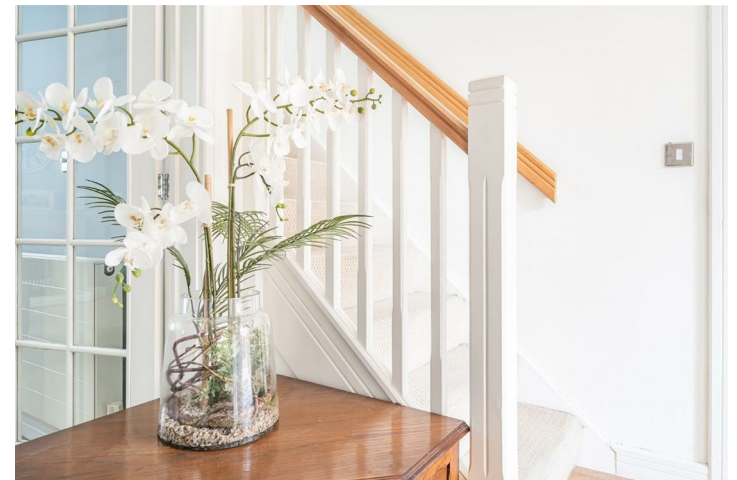
The fitted kitchen overlooks the front of the home and includes a wide range of integrated appliances: dishwasher, washing machine, microwave, single oven, hob, extractor, and fridge freezer. Ample worktop space and a breakfast bar provide a natural divide between the kitchen and the dining/family area, which features French doors and glazed panels opening to the rear terrace. This area easily accommodates a dining table and sofa, making it a perfect family hub. An under-stairs cupboard offers ideal storage or pantry space.

The ground floor also benefits from a well-appointed home office, complete with bespoke fitted furniture, desk and drawers, built-in storage cupboard, and a window to the front.

First Floor

Upstairs, a bright gallery landing with front and rear windows leads to four bedrooms and the family bathroom. The master suite includes 'his and hers' fitted wardrobes with inset drawers and a stylish en-suite shower room with modern tiling. There are two additional double bedrooms and a good-sized single, all enjoying excellent natural light. The family bathroom completes the accommodation with a contemporary suite and tasteful finishes.

Immaculately maintained and thoughtfully designed, this charming family home is ready to move into, just bring your furniture and start enjoying the lifestyle it offers.





Outside

Outside

South-Facing Garden and Access to Communal Grounds

The enclosed, south-facing garden features a full-width paved sun terrace, perfect for outdoor dining and relaxation.

An ornamental pond adds charm, while the lawn area is framed by well-stocked borders on either side, with a garden shed positioned at the far end.

The entire garden has been thoughtfully landscaped for low-maintenance enjoyment.

A side gate leads to the carport, which includes a handy storage shed and driveway parking.

Adding to the appeal, residents enjoy exclusive access to the beautifully maintained communal grounds of nearby Parklands House, just a short stroll away.

These expansive two-acre lawns are dotted with mature trees, with benches and seating thoughtfully placed for all to enjoy.

A truly peaceful setting to take in breathtaking sunsets and admire the far-reaching views across the Forest of Dean



Useful Information

Tenure: Freehold

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 E and EPC rating C





Location

Whitminster is a small village on the outskirts of Gloucester with a local pub, village store, various takeaway outlets and Highfield Garden World with restaurant. A popular village primary school and playing fields are in the village. Along with a village hall.

Whitminster is located within 1 mile of the M5 at junction 13, ideal for commuting to Bristol, Birmingham. With an ease of access to the lovely villages of Eastington & Frampton On Severn.

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 commuters and family life.



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 Uptons Gardens, continue down the road and the property is located on the left denoted by our for sale board.



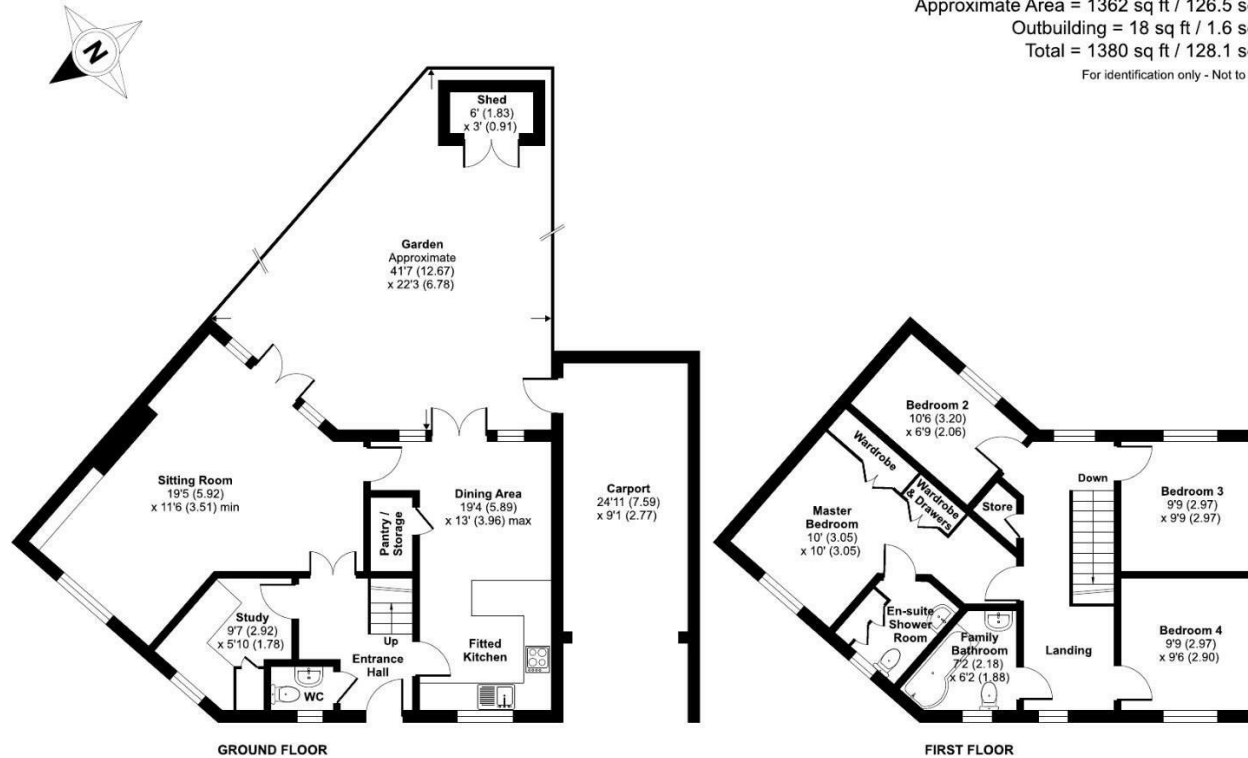
Uptons Garden, Whitminster, Gloucester, GL2

Approximate Area = 1362 sq ft / 126.5 sq m

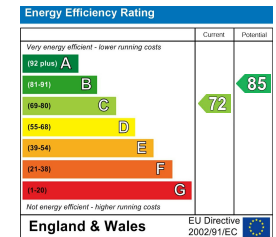
Outbuilding = 18 sq ft / 1.6 sq m

Total = 1380 sq ft / 128.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1179364



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