



**R B WALTERS**  
ESTATE AGENTS



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*Bondend Road, Upton St Leonards, Gloucester,  
Gloucestershire, GL4 8EL.*

*£599,950*



A stylish and extremely well-presented family home occupying an impressive corner plot with plenty of parking, double garage and good size rear gardens.

This four-bedroom detached house is particularly spacious and is an ideal home for a family or those who enjoy entertaining. The ground floor has a good size living room, separate dining room which is adjacent to the kitchen/breakfast room and there is also a spacious utility with doors to the ground floor cloakroom and double garage. Upstairs the four generous bedrooms are serviced by a family bathroom and ensuite shower room to the master. Outside the front driveway provides parking for multiple vehicles and leads to the double garage which has particularly spacious attic storage space. The rear garden benefits from a good degree of privacy and is of decent size with attractive patio and seating areas and a substantial area of lawn along with a summerhouse.

The property is located on the edge of the village with a pleasant outlook over the rural surroundings. Upton St. Leonards is a popular and sought after location offering everyday amenities, a wonderful community and an ideal location from which to commute or relax. There is an outstanding village infant school and a choice of grammar schools and state schools are all within easy reach. The village has a farm shop, general store and post office, several other independent shops as well as a small coffee shop. There is a village pub, along with a medieval church and a number of popular society groups and sporting clubs including cricket and tennis with own its Club House. A good number of walks will take in the picturesque surrounding countryside whilst the Cathedral city of Gloucester and the Spa town of Cheltenham are accessible within 10-15 minutes by car or by bus. Each is served by a hospital and train station with direct lines to London Paddington.

#### *Entrance Hall*

#### *Living Room*

22' 10" x 12' 8" (6.95m x 3.86m)

#### *Dining Room*

16' 8" x 9' 4" (5.08m x 2.84m)

#### *Kitchen/Breakfast Room*

17' 8" x 10' 4" (5.38m x 3.15m)

#### *Utility Room*

11' 11" x 10' 2" (3.63m x 3.10m)

#### *Cloakroom*

4' 9" x 3' 0" (1.45m x 0.91m)

#### *First Floor Landing*

#### *Bedroom*

13' 0" x 11' 11" (3.96m x 3.63m)





#### *Ensuite*

8' 2" x 5' 1" (2.49m x 1.55m)

#### *Bedroom*

12' 2" x 9' 4" (3.71m x 2.84m)

#### *Bedroom*

9' 10" x 9' 1" (2.99m x 2.77m)

#### *Bedroom*

10' 6" x 8' 11" (3.20m x 2.72m)

#### *Bathroom*

8' 0" x 5' 11" (2.44m x 1.80m)

#### *Outside*

#### *Driveway Parking for Numerous Vehicles*

#### *Double Garage*

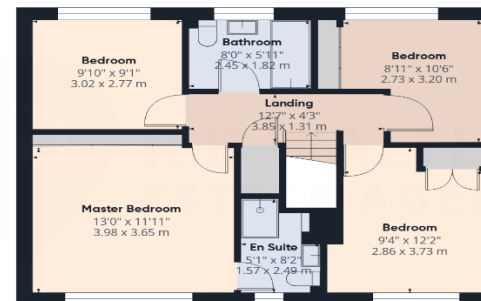
17' 1" x 16' 2" (5.20m x 4.92m)

#### *Rear Garden*





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>m</sup>

2181 ft<sup>2</sup>  
202.5 m<sup>2</sup>

Reduced headroom

301 ft<sup>2</sup>  
28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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