



**St. Georges Cottage 11 Staites Orchard, Upton St. Leonards GL4**  
**£550,000**





# St. Georges Cottage 11 Staites Orchard, Upton St. Leonards GL4 8BG



- Immaculately presented four bedroom detached family home
- Generous and flexible living accommodation
- Located in a highly sought after village location
- Large detached double garage and workshop
- Private and enclosed rear garden
- Close to local amenities and good schools
- Good transport links
- Period property with modern additions
- Stroud District Council - Tax Band C (£1,940.34 per annum) 2024/2025
- EPC Rating D62

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£550,000**

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## Entrance Hallway

Spacious entrance hallway providing access to the lounge/dining room, kitchen, study and W.C.

## Kitchen

Elegantly designed, the kitchen provides ample worktop and storage space which continues throughout the room whilst also benefitting from integrated appliances to include electric hob, double ovens and dishwasher. Window overlooks the rear garden whilst doors provide access to the garden itself.

## Lounge/ Dining Room

An abundance of natural light streams into the room via the bi-fold doors opening to the rear garden along with the sky lights above. The lounge provides convenient space for a dining area, aswell as providing access to the kitchen.

## Study

Convenient in size, the room offers the ideal space for a home office, study or playroom if required. Ample electrical points are located throughout the room with window overlooking the front aspect of the property.

## Downstairs W.C

White suite cloakroom comprises of w.c, wash hand basin and window with frosted glass overlooking the front aspect of the property.

## Landing

Spacious landing area provides access to all four bedrooms, en-suites and family bathroom. Window overlooking the front aspect.

## Bedroom One

The light and airy double bedroom benefits from natural light streaming through the two velux windows facing the rear aspect. Built-in double wardrobes and access is provided to the En-suite.

## En-suite

Modern fully tiled en-suite shower room comprises of w.c, wash hand basin and shower cubicle.

## Bedroom Two

Double bedroom with built-in double wardrobes and window overlooking the rear aspect. Access is provided to the en-suite shower room.

## En-suite

Modern fully tiled en-suite shower room comprises of w.c, wash hand basin, heated towel rail and shower cubicle.

## Bedroom Three

Double bedroom with window overlooking the rear aspect.

## Bedroom Four

Bedroom with window overlooking the front aspect.

## Bathroom

Fully tiled family bathroom with white suite comprising of w.c, wash hand basin, heated towel rail and bath with shower attachment over. Window with frosted glass overlooks the side aspect.

## Outside

Externally the property boasts a private rear garden enclosed with fenced borders. Patio and lawned areas provide an ideal space for seating and entertaining whilst access is provided to the double garage with power and lighting.

## Location

Boasting a thriving local community Upton St Leonards is located approximately four miles from the historic Gloucester City Centre, offering a charming village location. Offering parishioners with a local store and post office, allotments, public house, primary school and community events, including the annual garden show, the highly sought after location provides easy access to both the city centre, Cheltenham and Bristol making it ideal for working professionals, families and those seeking strong transportation links.

## Material Information

Tenure: Freehold.

Council Tax band: Tax band C

Local authority and rates: Stroud District Council -(£1,940.34 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

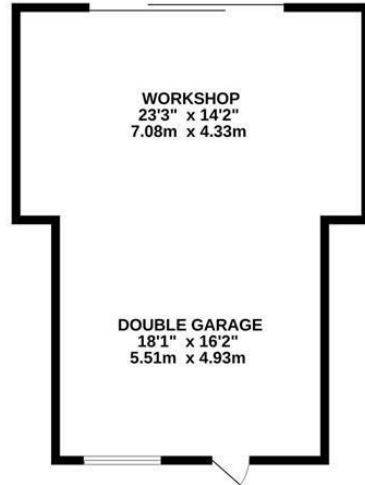
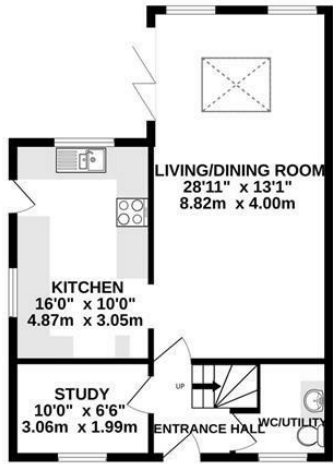
Heating: Gas Central heating.

Broadband speed: Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps

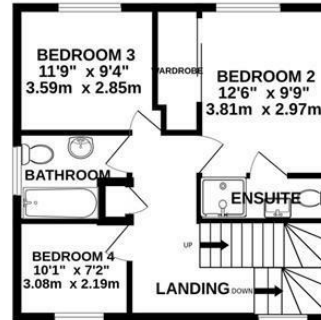
Mobile phone coverage: Vodafone (Limited), EE (Likely), O2 (Limited) and Three (Limited)



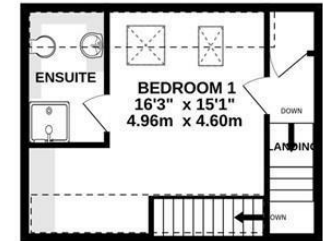
GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (179.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

