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4 Uptons Garden, Whitminster,  
GL2 7LP

Price Guide  
£525,000



WELCOME TO UPTONS GARDEN, A CHARMING PROPERTY LOCATED IN THE PICTURESQUE AREA OF WHITMINSTER, GLOUCESTER. THIS DELIGHTFUL DETACHED HOUSE BOASTS A GOOD SIZE LOUNGE WITH WOODBURNING STOVE, SEPARATE STUDY AND OPEN PLAN KITCHEN-DINER, FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, ENSUITE AND SEPARATE FAMILY BATHROOM, CLOAKROOM, UTILITY ROOM, ENCLOSED REAR GARDEN WITH DOUBLE GARAGE AND OFF STREET PARKING. COUNCIL TAX BAND: F. ENERGY RATING: C. MUST BE SEEN TO BE FULLY APPRECIATED.

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# 4 Uptons Garden, Whitminster, GL2 7LP

## SITUATION

Situated in the leafy village of Whitminster and benefiting from a range of excellent local amenities, which include a popular village Primary School, village shop, village hall, Highfields garden centre and a mobile post office. Whitminster playing field and pavilion offers the perfect setting for the community football and cricket games. There is a recently built children's play area and skate ramp and several eateries within the village including Chinese, English and Indian cuisine, along with several pubs including The Old Forge Inn and The Fromebridge Mill. Junction 13 of the M5 motorway is just over one mile providing easy and convenient access to Gloucester, Cheltenham and Bristol.

## DIRECTIONS

From Dursley proceed out of town on the A4135 in a north westerly direction through the village of Cam to the A38 taking the third exit on the roundabout and continue north on the A38 for approximately 2 miles continue straight ahead at the next roundabout, taking the first left onto School Lane into Whitminster. At the mini-roundabout take a left into Upton's Garden and number 4 can be found on the right hand side.

## DESCRIPTION

This well presented detached property offers the perfect blend of tranquillity and convenience having a welcoming frontage with spacious entrance hallway leading to the good size lounge with woodburning stove, the study allows for a playroom or home office and the open plan kitchen diner has a fully fitted kitchen and great dining area, there is a convenient utility room with access on to the rear garden and separate cloakroom. On the first floor there are four well proportioned double bedrooms, master with ensuite and separate family bathroom. Externally there is a good size enclosed rear garden with access to the large double garage and ample off street parking.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## CANOPY PORCH

## ENTRANCE HALLWAY

An extremely welcoming space with wooden front door with side screens, attractive staircase to first floor, radiator, and useful under stairs cupboard.

## CLOAKROOM

With WC, wash hand basin and radiator.

## LOUNGE 5m x 3.64m (16'4" x 11'11")

Well presented and spacious room with feature woodburning stove having attractive slate backdrop and hearth, radiator, and large double glazed doors to rear with side screens providing light and access to the rear garden.

## OPEN PLAN KITCHEN/DINER 7.39m (into bay) x 2.61m (24'2" (into bay) x 8'6")

The total area comprises:

## KITCHEN AREA 3.88m x 2.6m (12'8" x 8'6" )

With a good range of wall and base units with worktops over and separate breakfast bar, having built-in double oven, fridge/freezer, dishwasher, five ring gas hob with extractor over, one and a half bowl sink unit, carousel cupboard and soft close drawers, a double glazed window to rear offers views over the rear garden and underfloor heating leading through to;

## DINING AREA 3.38m (into bay) x 2.61m (11'1" (into bay) x 8'6" )

Versatile dining area with ample space for dining and entertaining having radiator and double glazed bay window to front and underfloor heating.

## STUDY 2.41mx 2.32m (into bay) (7'10"x 7'7" (into bay))

Having double glazed bay window to front and radiator.

## UTILITY ROOM 1.9m x 1.83m (6'2" x 6'0")

Having wall and base unit with sink and worktop over, plumbing for washing machine and recently installed Glow Worm combination boiler which is Hive compatible, power and light and door to rear garden.

## ON THE FIRST FLOOR

## LANDING

Access to loft space, airing cupboard housing pressurized hot water cylinder and radiator.

## MASTER BEDROOM 3.69m x 3.09 (12'1" x 10'1")

Spacious room with built-in double wardrobe, dual aspect windows to front and side giving a bright and airy feel, radiator and door leading to:-

## EN-SUITE

Fully tiled with suite comprising shower cubicle with mains shower, WC, vanity wash hand basin with storage below, ladder radiator, double glazed window to front.

## BEDROOM TWO 3.74m x 3.7m (12'3" x 12'1")

Good size room with double glazed window to front and radiator.

## BEDROOM THREE 3.15m max x 2.97m (10'4" max x 9'8")

Double glazed window to rear, built-in double wardrobe and radiator.

## BEDROOM FOUR 3.13m x 2.7m (10'3" x 8'10")

Double glazed window to rear and radiator.

## FAMILY BATHROOM

Partially tiled with suite comprising: bath with mains shower over, shower screen, separate shower tap, WC, pedestal wash hand basin, ladder radiator, double glazed window to rear.

## EXTERNALLY

To the front of the property a pathway leads to the front door, edged by ornamental slate and shrubbery, a side gate provides access to the rear garden from the front. The rear garden is a haven of shrubs and trees with a pathway leading to several patio areas for alfresco dining, the lawned area with additional pathway leads to a third patio area and rear gate where a large driveway provides ample off street parking and access to the DOUBLE GARAGE.

## DOUBLE GARAGE 5.36m x 4.96m (17'7" x 16'3" )

Having two up and over doors and with power and lighting.

## AGENT NOTES

Tenure: Freehold  
Services: All mains services are believed to be connected  
Council Tax Band: F (£3167.16 payable).  
Broadband: Overhead/underground wire (not fibre).  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

Approximate Area = 121.2 sq m / 1304 sq ft  
Outbuildings = 26.5 sq m / 285 sq ft (including Garage)  
Total = 147.7 sq m / 1589 sq ft

