



**The Steps Edens Hill, Upleadon GL18 1EE**  
**Guide Price £1,250,000**



## The Steps Edens Hill, Upleadon GL18 1EE

- An exceptional family home in a beautiful rural village
- High specification kitchen and bathrooms
- Stunning views over Gloucestershire
- 'Endless swimming pool', jacuzzi spa and pool shower room
- Organic landscaped gardens with a Gabriel Ash Portico greenhouse
- Solar panels discretely installed above the veranda
- Two and a half car detached garage and garden office
- EPC C69
- Council Tax G
- Freehold

**Guide Price £1,250,000**



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### Vestibule

You are welcomed into the home via the striking anthracite ceramic, pivot front door. The room is well equipped with bespoke solid wood storage cabinets and access to the boiler cupboard. The porcelain stone floor, exposed oak beams and glazed wall which overlooks specimen acer trees give a hint to what interior treats the home has in store.

### Kitchen

The open-plan family kitchen beautifully demonstrates the architectural structure of the building through the exposed steel beams and oak frame. The traditional and modern design works seamlessly against the Neptune framed kitchen with stunning Dekton worktops and wall covering. The curved central island is home to ample storage cupboards and a stainless steel double inset sink unit with mixer Quooker tap. The kitchen has everything a keen cook could need, including a flueless LPG Esse range cooker, ceramic AEG induction hob, Siemens dishwasher and two single AEG ovens. Dual aspect windows with fitted blinds provide views over the front lawn.

### Dining Area

The dining area boasts a stunning glazed corner of bifold doors with fitted blinds. The glazed walls give access to the veranda with millboard decking and is the perfect spot to enjoy the front garden and alfresco entertaining.

### Rear Lobby

From the dining area the porcelain stone flooring continues through to the vaulted rear lobby. The charming space boasts views over the kitchen garden and a modern steel door takes you outside.

### Living Room

Soft closing, double pocket doors to the living room allow the ground floor to be used as a large entertaining space or separated into more private areas. There is a window with fitted blind overlooking the side of the home and oak French doors to the garden room. A modern fireplace with inset 7kw wood burner and Dekton surround creates a beautiful focal point to the room. A bespoke integrated TV cabinet completes the space.

### Garden Room

Steps made from Forest of Dean pennant stone lead down to the stunning garden room which could serve a multitude of uses. The glazed bi-fold walls span two walls to the room and give access to the patio and pool area. Bespoke fitted cupboards provide ample storage.

### Pool Shower Room

With easy access to the pool, this room is a wonderfully practical space. The Pelipal fitted suite has been thoughtfully designed to include a large walk-in shower, WC, marble washbasins, vanity unit with mirror and storage plus a wall-mounted swimsuit dryer. A door gives access to the garden and pool area.

### Bathroom

The ground floor bathroom is accessed via the inner hall. The Pelipal suite comprises a step-in bath, WC, wash hand basin and heated towel rail.

### Utility Room

The utility room has a range of floor and wall mounted units with worktop and stainless-steel sink unit with mixer Quooker tap. There is plumbing for a washing machine and dryer on a practical elevated stand.



### Boot Room

From the utility room a door leads through to the boot room which provides additional storage and a WC. This room also serves as the operational hub for the 22 solar panels which are fitted above the south facing veranda. A door leads out to the side of the home.

### Inner Hall

The inner hall takes you to the first and second floors via a stunning handmade oak staircase. An imposing, oak framed window reaches the apex of the roof, allowing natural light to flood into the space.

### First Floor

#### Master Bedroom

The spacious master bedroom with engineered oak floor has a window overlooking the side of the home and French doors which lead out to the rear balcony and jacuzzi spa. The bedroom provides ample storage for clothes within the built-in corner cupboards and enjoys views towards May hill.

#### En-Suite

The fully tiled en-suite bathroom comprises a double shower enclosure with rainfall and hand-held shower combination, a Pelipal double vanity unit with mirrors, lighting and storage, a Swiss Laufen Cleanet WC and heated towel rail.

#### Bedroom Two / Office

This beautiful space is currently used as an office and additional sitting room. There is a window overlooking the wildlife pond and swimming pool and practical solid wood flooring. The sitting area boasts a vaulted ceiling with glazed oak framed French doors leading out to the millboard decked balcony with glass balustrade.

#### Bedroom Three

The room enjoys dual aspect south easterly views. There is solid wood flooring and fitted blinds to the windows.

#### Bedroom Four

The south facing window with fitted blinds boast far reaching views over the Gloucestershire countryside and towards the Cotswold escarpment. There is a range of bespoke fitted cupboards and solid wood flooring.

#### Guest Suite

The second floor to the home has been designed to make the most of its elevated position. The room is enveloped in warm wood cladding to the walls and floor. Visitors are

instantly drawn to the large south facing picture window with uninterrupted views of the county. Enjoy views of the garden from the clever walk-in Velux balcony window. There is also a useful alcove currently used as gym area and masses of lit storage space in the eaves.

#### Guest Bathroom

A modern, freestanding bath sits in the centre of the room where bathers can enjoy garden views through the oak framed, picture window. The Pelipal suite further comprises a vanity unit with storage space and WC.

#### Gardens

The gardens have been beautifully curated over many years by the current owner. A nature lovers haven with the endless list of visiting wildlife to include many rare breeds. The organic gardens can be enjoyed in all weathers from all corners of the home via the millboard decked veranda and balconies. The hard landscaping surrounding the property include hand selected Forest of Dean stone and practical resin. The plot measures in excess of an acre.

A hand planted orchard provides a variety of fruit to include apples, plums, pears and quince. The hedges have been planted with various fruit and nut trees which feed the resident and visiting wildlife. The pond with attractive stone waterfall is stocked with native planting to attract a variety of species.

Walk to the top of the garden where the views across Gloucestershire are displayed in all their glory. Children can enjoy playing on the 'mount' and access to the ancient woodlands through a five-bar gate.

The garden is self-sufficient in water via the underground water harvesting system which is accessed via various taps placed around the garden.

A stunning Gabriel Ash Portico greenhouse is a gardener's paradise. Fully fitted with power, lighting and water. The greenhouse is divided into two spaces and fitted with shelving, a sink unit and has decorative lighting and resin bound floor

#### Swimming Pool

An 'endless swimming pool' with automated current provides resistance for both energetic and leisurely swims. The heated pool area is surrounded by millboard decking



and a glass balustrade. Another option for water lovers is the relaxing 8-seater jacuzzi spa, situated on the balcony. There is also an outside hot and cold shower, handy for muddy dogs.

### Double Garage

A resin driveway leads to the two and a half car garage with two sets of solid wood doors and a personal door. Within the garage is power and lighting and a fully fitted woodburning stove with flue.

### Garden Office

Discretely tucked away in the front garden is a fully fitted garden office. The wooden clad building is fully insulated and has power and lighting connected. A veranda to the front is surrounded with an established grape vine.

### Material information

Tenure: Freehold

Council tax band: G

Local authority and rates: Forest of Dean district council

£3573.35 (2024/2025)

Electricity supply: Mains

Solar panels fitted 2023

Water supply: Mains

Sewerage: Private septic tank

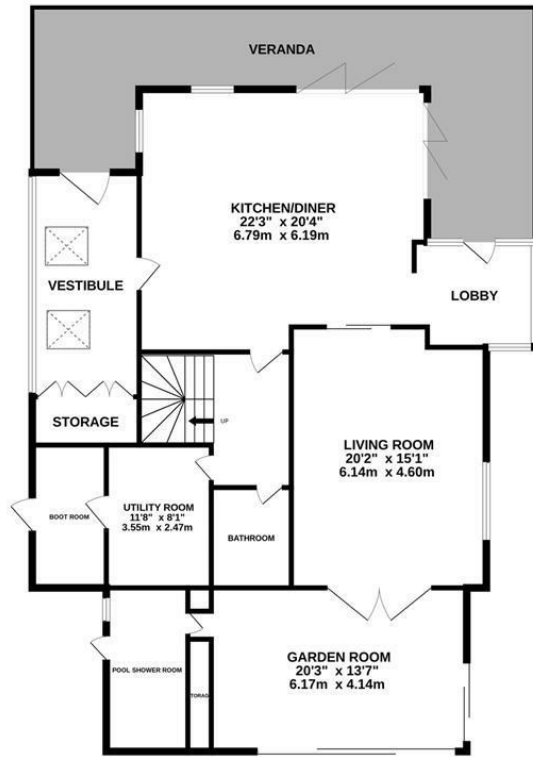
Heating: LPG

Broadband speed: Basic 1 Mbps, Ultrafast 1000 Mbps

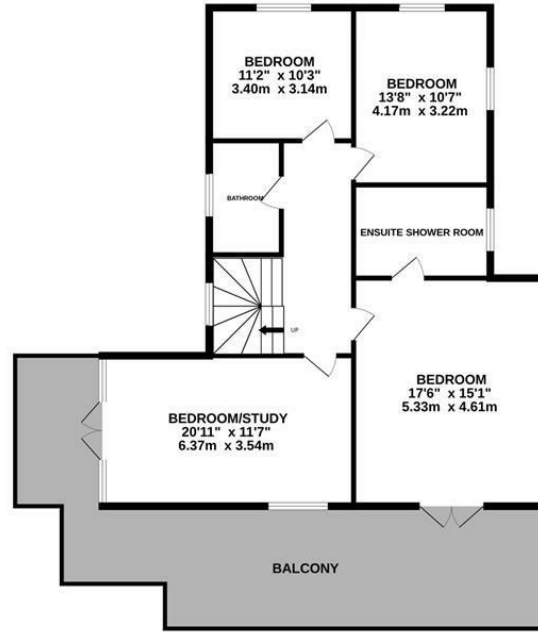
Mobile phone coverage: EE, Vodafone, O2, Three



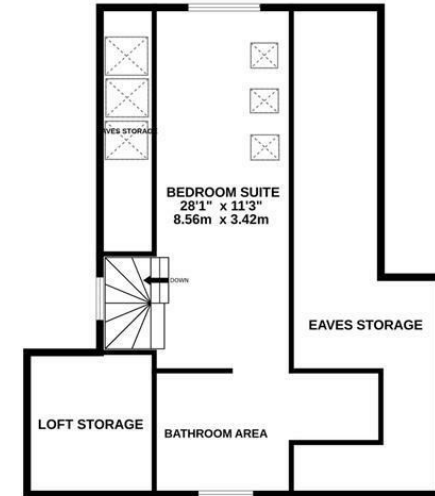
GROUND FLOOR  
1628 sq.ft. (151.2 sq.m.) approx.



1ST FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



2ND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 3597 sq.ft. (334.2 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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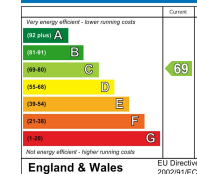
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

