

# LAUREL COTTAGE UPTON ST. LEONARDS



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# LAUREL COTTAGE, HIGH STREET, UPTON ST. LEONARDS, , GL4 8DJ

A BEAUTIFULLY PRESENTED DETACHED PERIOD COTTAGE WITH A DELIGHTFUL LEVEL GARDEN, GARAGING WITH WORKSHOP AND PLENTY OF PARKING.

## *The property*

Laurel Cottage is located in an elevated position on the edge of the village, set within landscaped grounds totalling 0.27 acres. The owners have transformed this detached cottage into a beautifully presented period home enjoying character features whilst providing comprehensive open plan accommodation fit for modern day contemporary living. The versatile family layout is arranged across two floors with a ground floor room offering use as a potential fourth bedroom or home office/playroom. The day to day entrance is accessed at the rear from the driveway and opens to an inner hall passing a newly appointed utility, directly into the dining room where the original front door can be found along with access to the cellar. The stunning newly fitted Magnet kitchen with built-in appliances has an open plan layout into the family room/snug which boasts a feature fireplace with bread oven and wood-burning stove inset. This is further complimented by a formal sitting room which

is particularly impressive, being generous in size and boasting a stone fireplace with wood-burner stove inset. Affording a double aspect outlook, French doors also open to the front garden. A door from the sitting room opens to a ground floor bedroom/fourth reception, served by a connecting shower room, the space is ideal for a guest room. A well proportioned cellar can be accessed internally or externally (from the front of the house) and provides secured storage. From a galleried landing on the first floor access is gained to three bedrooms, all of which provide built in storage. These are served by a family bathroom. Ofcom: Broadband - Ultrafast. Mobile - Indoor EE likely other providers limited. (Virgin Fibre is installed at 1130 mbps. The vendors have good mobile signals within their home). Heating: Gas central heating and two wood burning stoves. Agent Notes: There are two registered titles.







**Guide price**  
**£725,000**

- **Open plan Kitchen/Family Room**
- **Two Reception Rooms**
- **Bedroom 4/Play Room/Home Office**
- **Utility & Shower Room**
- **Three Bedrooms & Bathroom**
- **Cellar**
- **Level Garden**
- **Two Garages, Workshop, Summer House, Parking**

#### **WITHIN EASY REACH...**

*Gloucester - 4.5 miles*

*Stroud - 7 miles*

*Cheltenham - 9.4 miles*

*Cirencester - 15.5 miles*

*Bristol - 36 miles*

## *Outside*

A sweeping drive leads behind the property providing great parking facilities and access to both garages. The total plot measures just under a third of an acre and is a great asset. It is mainly laid to a generous level lawn to the rear with a dormant kitchen garden tucked behind the workshop. A wall of trees have been cleverly planted for extra privacy in addition to a young laurel hedge. The larger of the two garages has a useful workshop behind and the other wooden garage sits closer to the entrance of the drive. To the front, lying above a Cotswold stone wall, is a further lawned area with a raised seating area and a selection of evergreen shrubs. A door leads under the garden to a further gated entrance to the cellar. At the rear is an external electric point, to fit a car charger.

## *Situation*

Occupying a desirable position in the village of Upton St Leonards, located just 4.5 miles from the historic city of Gloucester. This thriving village offers a plethora of facilities including a village shop and post office, public house, primary school, farm shop and hairdressers. Village allotments, a church and a village hall further add to the community feel. The village is particularly convenient for those commuting to Gloucester and it is within easy reach of Cheltenham, Stroud, Cirencester and Swindon, with access to Bristol and Birmingham from the nearby M5 motorway. There are railway links in Gloucester and Stroud from which mainlines run to London Paddington. Countryside Walk are on your doorstep, whilst neighbouring centres provide a variety of Secondary schools including Grammar schools in both Gloucester and Stroud.



## Laurel Cottage

Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft  
 Cellar = 19.4 sq m / 209 sq ft  
 Garage / Workshop = 26.3 sq m / 283 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Studio = 7.5 sq m / 81 sq ft  
 Total = 223.8 sq m / 2409 sq ft  
 (Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID684246)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL4 8DJ

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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