

WHORNES COTTAGE

UPTON ST. LEONARDS
GLOUCESTERSHIRE



A DELIGHTFUL 4 BED FAMILY HOME IN A PRIME EDGE OF VILLAGE LOCATION WITH WONDERFUL VIEWS OVER OPEN COUNTRYSIDE YET STILL WITHIN MINUTES FROM LOCAL AMENITIES

Reception Hall, Kitchen/Breakfast Room, Utility, Sitting Room, 4 Bedrooms, one with En-suite Shower Room, Family Bathroom, Large Attic Storage Space, Garage, Landscaped Garden, Parking for Several Cars

GUIDE PRICE £675,000

DESCRIPTION

113 Bondend Road offers a light-filled and spacious family home. Opening to a good-sized reception hall, the home has an immediately welcoming feel. The kitchen is set to the rear of the house, with a pretty outlook over the garden. Clearly the heart of the home, the kitchen has room for a table, with additional seating at a breakfast bar. Fitted shaker-style units provide ample storage and a Leisure Rangemaster Cooker offers a stylish cooking facility. A cloakroom and a large utility room lead off the kitchen, currently also used as a games room and offering plenty of additional storage for muddy boots, coats and an ideal room to house family pets. There is access to both the garage and boarded attic storage, from the utility. The dining room is set to the front of the house and offers a fabulous space for entertaining family and friends, with a pretty outlook over open fields. A light-filled sitting room spans the depth of the house, with double doors opening to the garden, ideal for alfresco entertaining.

Four good-sized bedrooms are located on the first floor, all with pretty views, either over the garden or overlooking open-countryside. The principal bedroom has a stylish en-suite shower room and there is also a family bathroom. All of the rooms have been thoughtfully laid out to provide both comfort and ample storage.

The garden is beautifully landscaped and benefits from a summerhouse and a shed. Well-stocked borders, a pond and a choice of seating areas, make this a garden that works equally well for entertaining, as it does for quiet relaxation. A garage and good-sized driveway provide plentiful parking.

DIRECTIONS

From our Painswick office proceed north on the A46 in the direction of Cheltenham. Turn left almost immediately after the first set of traffic lights onto Gloucester Street and continue out of Painswick passing the Rococo Gardens on your left. Continue down the hill in the direction of Gloucester, turning right into Upton St Leonards just after the Kings Head public house. Travel into the village passing the village shop on your left and taking the right hand turning into Bondend Road where 113 will be found immediately on your right.

LOCATION

One of the key attributes of 113 Bondend Road, is its location. Positioned on the edge of the village, the

property offers the best of all worlds, with lovely views over open countryside, yet still within a few minutes walk of local amenities and the village school. Upton St Leonards is a lovely historic village with a strong sense of community and several local shops, including a general store/post office and a new coffee shop. There is also a farm shop, pub, numerous societies and sports clubs, including active cricket and tennis clubs, with a thriving Club House, as well as a strong community spirit based around the local medieval church. There are lovely walks in the surrounding area including over the hill to Painswick which is a classically pretty Cotswold village with a challenging 18 hole golf course.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Upton St Leonards also has a popular primary school just a few minutes walk from 113 Bondend Road.

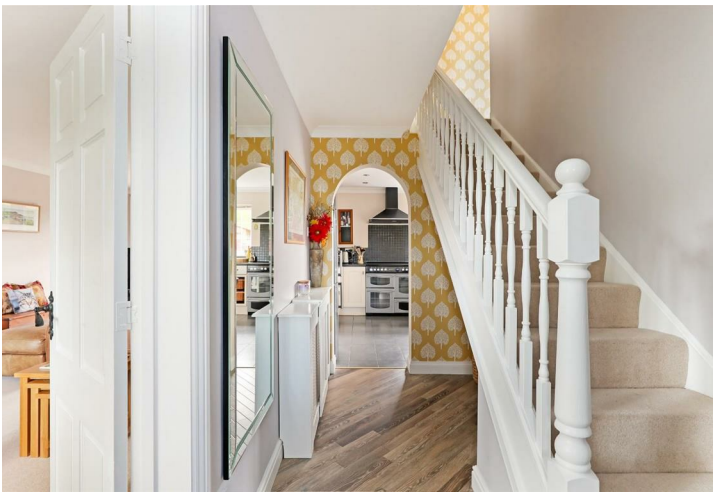
The property is ideally located for access to both Gloucester and Cheltenham and is also convenient for accessing junction 12 of the M5 motorway for Bristol and the South-West and junction 11a for the West Midlands. By rail, there are mainline stations in both Gloucester and Stroud, with regular services from Stroud into London Paddington, from just over 90 minutes.

TENURE	Freehold
EPC	EER: Current 57 / Potential 82
SERVICES	All mains services are believed to be connected to the property, mains drainage, gas central heating. Stroud District Council tax band F - £3153.04. Ofcom Checker: Broadband - Standard 4 Mbps Ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone, Three.
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

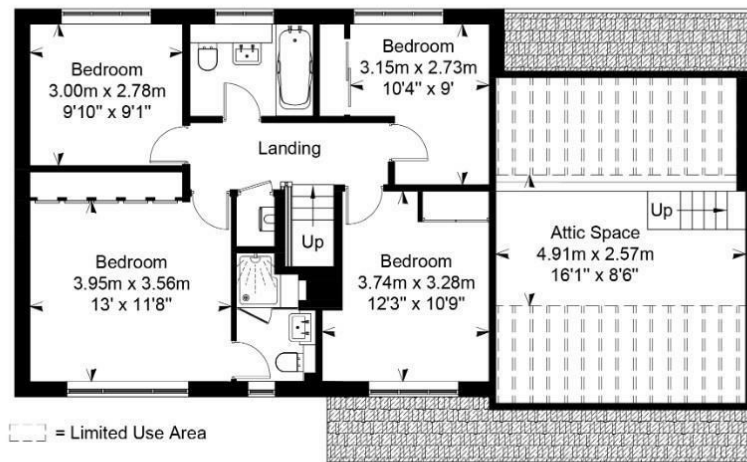
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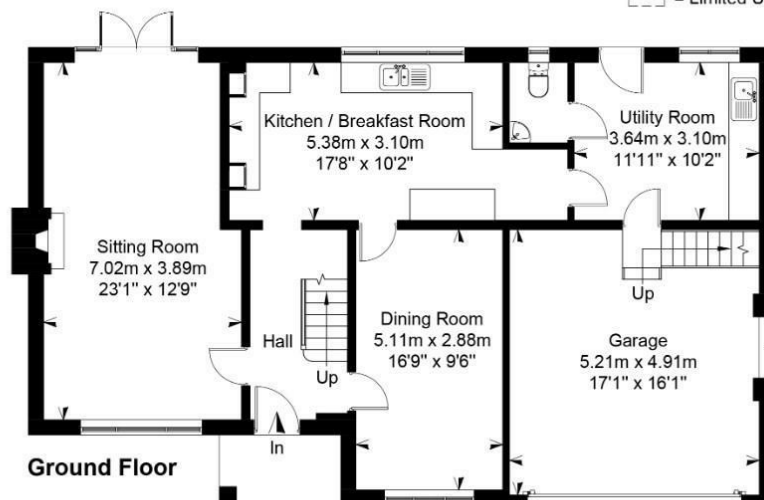
Approximate IPMS2 Floor Area	
House	146 sq metres / 1571 sq feet
Garage	25 sq metres / 269 sq feet
Attic Space	31 sq metres / 334 sq feet
Summerhouse	8 sq metres / 86 sq feet

Total	210 sq metres / 2260 sq feet
(Includes Limited Use Area	18 sq metres / 194 sq feet)

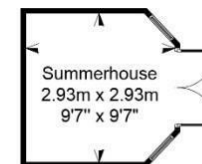
Outbuildings
Not Shown In Actual Location Or Orientation



First Floor



Ground Floor



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Job No SP3481

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard



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