

# TUDOR COTTAGE

UPTON ST. LEONARDS



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## Tudor Cottage Bondend Road, Upton St. Leonards, Gloucester, GL4 8ED

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### A CHARMING SEMI DETACHED PERIOD COTTAGE FULL OF CHARM AND CHARACTER TUCKED AWAY IN THE SOUGHT AFTER VILLAGE OF UPTON ST LEONARDS, WITH SEPERATE TWO STORY BARN, KENNELS, LARGE GARDENS AND VIEWS

**Entrance Hall, open plan Kitchen/Dining Room, Sitting Room, 2 double Bedrooms both En-Suite, large detached two story Barn/Workshop, Kennels with WC, Parking, Large landscaped Gardens and Views.**

### GUIDE PRICE £575,000

#### 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, taking the first left after a short distance towards Bowden Hall Hotel. Branch left at the top and then the driveway to Tudor Cottage is the first on the left.

#### DESCRIPTION

Tudor Cottage is exactly what it says on the tin! A beautifully appointed semi detached Grade II Listed cottage thought to date back to the Tudor/Civil War era, full of charm and character and set in a lovely position on the edge of the village. The cottage is light and spacious with good sized reception rooms including a sitting room with log burner and an open plan fully fitted kitchen/dining room. On the first floor there is an en-suite double bedroom and on the top floor there is a further double bedroom, also en-suite. A particular feature of the property is the large landscaped gardens and detached two story barn/workshop with WC, there is also a separate outbuilding/kennels with WC, plenty of parking and lovely views.

#### LOCATION

One of the key attributes of Tudor Cottage, is its tucked away 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 Tudor Cottage.

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 47 / Potential 76

**SERVICES** Gas central heating. Mains drainage. Water and electric are connected to the property. Stroud District Council - Band C £1940.34. Ofcom checker: Broadband - 3Mbps Standard, 57Mbps Superfast. Mobile Networks - EE

**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

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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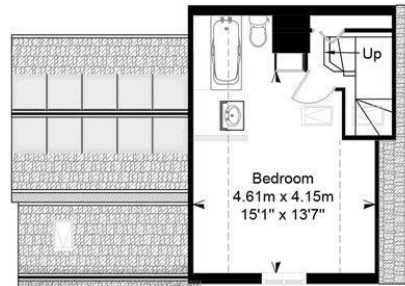


**Tudor Cottage, Bondend Road, Upton St Leonards, Gloucestershire**

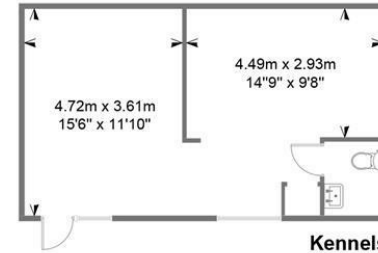
Approximate IPMS2 Floor Area	
House	107 sq metres / 1152 sq feet
Barn	104 sq metres / 1119 sq feet
Kennels	38 sq metres / 409 sq feet
Total	
(Includes Limited Use Area)	249 sq metres / 2680 sq feet
	7 sq metres / 75 sq feet

Simply Plans Ltd © 2024  
 07890 327 241  
 Job No SP3500  
 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

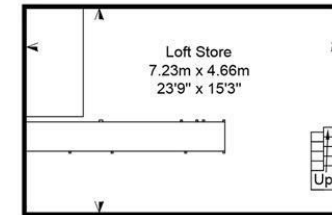
Outbuildings  
 Not Shown In Actual Location Or Orientation



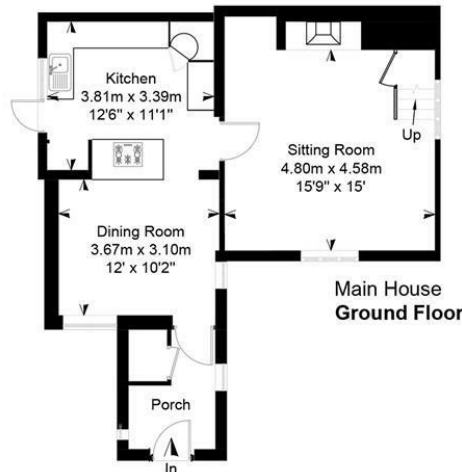
**Main House  
Second Floor**



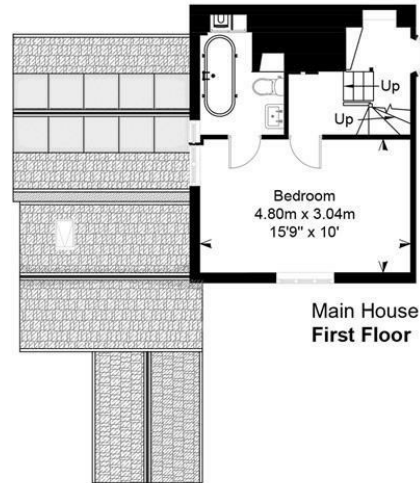
**Kennels**



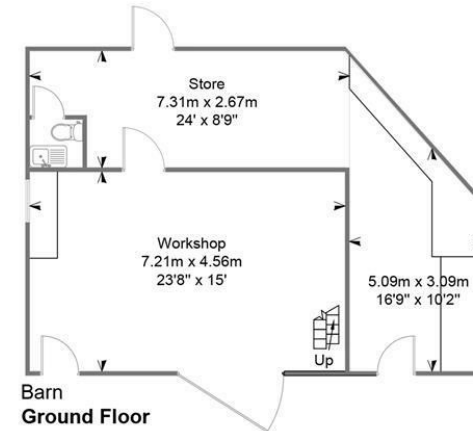
**Barn  
First Floor**



**Main House  
Ground Floor**



**Main House  
First Floor**



**Barn  
Ground Floor**



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