

**Primrose Cottage High Street, Gloucester, GL4 8DN Asking Price £600,000**

Primrose Cottage is a truly enchanting Grade II listed thatched home, beautifully positioned within the desirable village of Upton St Leonards. Rich in character and timeless charm, this picturesque black-and-white cottage sits proudly within generous lawned gardens, offering an idyllic countryside setting with exceptional kerb appeal.

Behind its striking thatched façade, the property combines period features with comfortable family living, showcasing exposed beams, cosy reception spaces, and a welcoming atmosphere throughout. The property benefits from two bedrooms, downstairs and upstairs shower rooms as well as a newly fitted gas boiler.

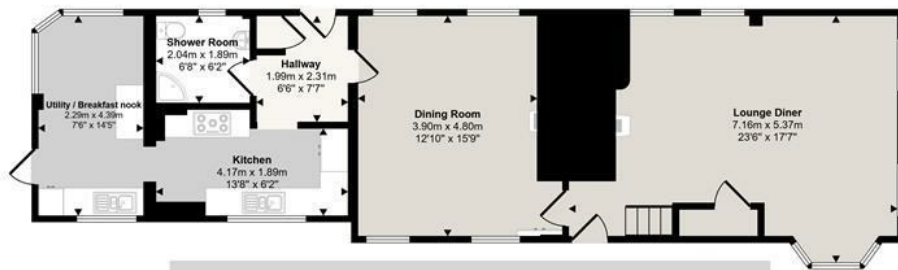
There is potential to make a third bedroom using the landing area. The detached double garage with study area would also make the ideal annex due to the full height loft area and skylight window.

The mature gardens, along with summerhouse, create a wonderful sense of privacy and tranquility, while the sweeping approach and traditional styling evoke the charm of a quintessential English country cottage.

Surrounded by rolling Gloucestershire countryside yet conveniently located for Gloucester and Cheltenham, Primrose Cottage offers a rare opportunity to enjoy village life in one of the area's most sought-after locations. A unique and characterful home, perfectly suited for those seeking charm, space, and rural beauty.

- Detached thatched roof cottage
  - Grade II listed
  - Chain free
- Double garage and ample gated parking
- Located on generous plot with wrap around gardens
- Character property located in picturesque village

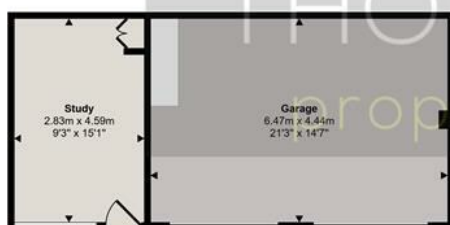
Approx Gross Internal Area  
219 sq m / 2355 sq ft



Ground Floor  
Approx 89 sq m / 944 sq ft



First Floor  
Approx 81 sq m / 868 sq ft



Outbuilding 1  
Approx 43 sq m / 459 sq ft



Outbuilding 2  
Approx 8 sq m / 85 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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