



PAINSWICK HOUSE, 41 · BONDEND ROAD · UPTON ST. LEONARDS

PAINSWICK HOUSE,
41 BONDEND ROAD
UPTON ST. LEONARDS
GL4 8DZ

Painswick House is a detached 5-bedroom family home in the sought-after village of Upton St Leonards. Rich in character the property has been renovated and extended to a high standard throughout.

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £895,000

FEATURES

- Rich in Character and History
- Detached Family Home
- Garage and Parking
- Village Location
- Immaculately Presented Throughout
- Landscaped Garden
- Open Fireplace
- Distinctive Features
- 5 Bedrooms
- Historic Mill Origins



DESCRIPTION

Steeped in history and rich in character, this detached home is generous in size, boasting 2626sqft of space, and is believed to have originally formed part of Upton Mill, serving as workers' cottages.

You are welcomed into the property through the well-sized porch, which leads to the spacious sitting room, where a feature open fireplace with a solid timber mantelpiece creates an inviting focal point, complemented by the adjacent fireplace.

The impressive kitchen/dining room flows seamlessly into the garden room around a distinctive curved wall, and herringbone flooring, while the minimalist kitchen is fitted with a range of integrated appliances. A useful utility room, cloakroom and versatile fifth bedroom complete the ground floor.

Upstairs, there are four generous double bedrooms served by two bathrooms, with the principal bathroom featuring a four-piece suite, elegant roll-top bath and reclaimed elm floorboards.



Outside, a driveway provides ample off-road parking and leads to the attached single garage. To the rear, the beautifully maintained enclosed garden enjoys a sunny patio, manicured lawn and mature beech, holly and laurel planting, creating a private and peaceful setting.





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 turning right into Bondend Road, pass the turning to The Stanley on your right and then after a short distance turn left onto a gravel drive, the Painswick House is the first on the right.

LOCATION

One of the standout features of Painswick House is its tucked-away setting. Positioned in the heart of Upton St Leonards, the property is approached via a private driveway off Bondend Road, offering a peaceful and secluded location just a short walk from the village's amenities and popular primary school.

Upton St Leonards is a charming historic village with a strong community spirit, offering a village shop and post office, coffee shop, pub, farm shop, medieval church, and a range of active sports clubs and local societies. The surrounding countryside provides beautiful walks, including routes to the picturesque Cotswold village of Painswick and its renowned golf course.

The area is highly regarded for its excellent choice of state, grammar and independent schools, while Gloucester, Cheltenham and the M5 motorway are all easily accessible. Mainline rail services from Stroud provide direct connections to London Paddington in just over 90 minutes.



41 Bondend Road, Upton St Leonards, Gloucestershire

Approximate IPMS2 Floor Area
House
Garage

228 sq metres / 2454 sq feet
16 sq metres / 172 sq feet

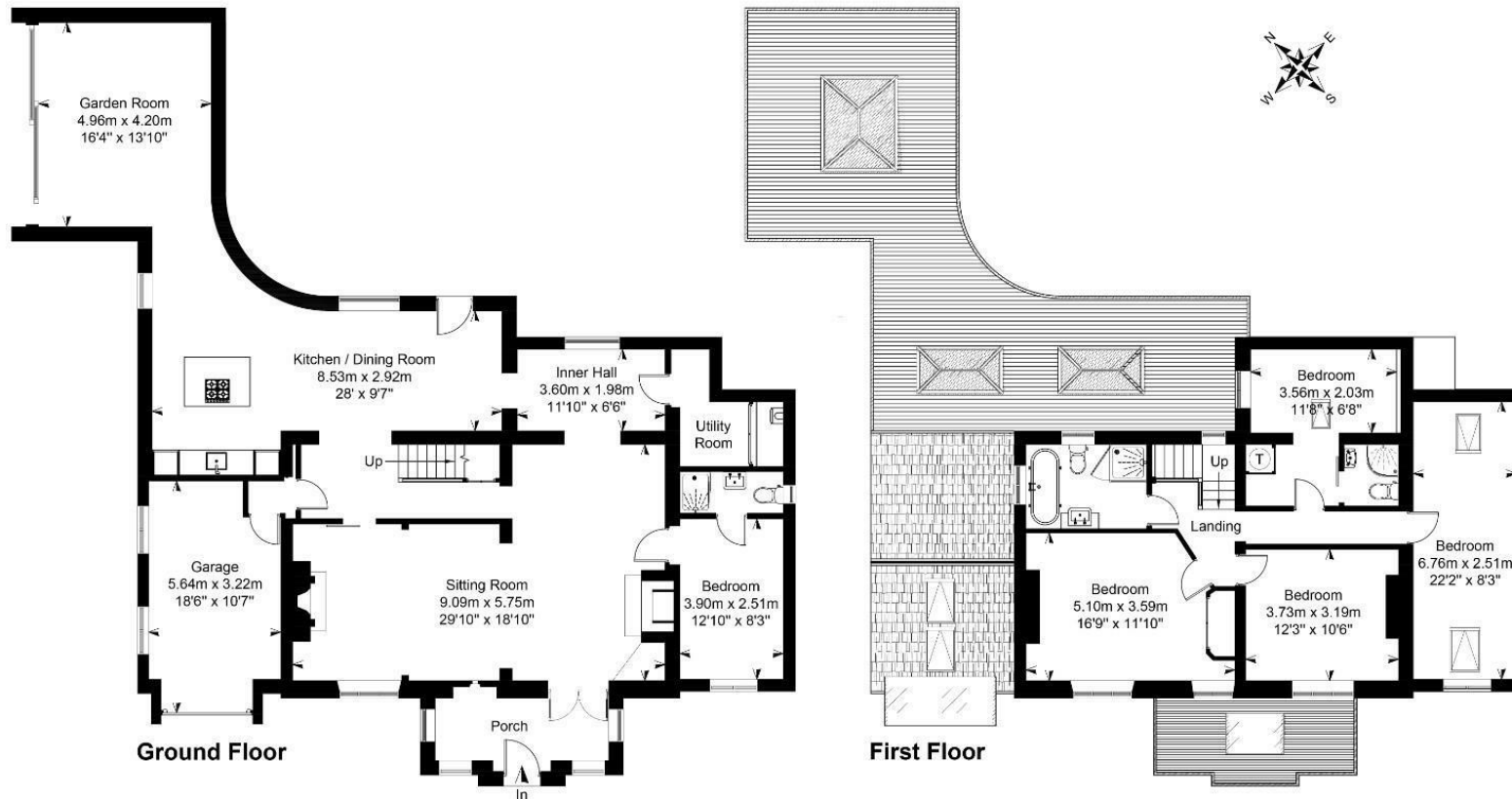
Total

244 sq metres / 2626 sq feet

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07890 327 241
Job No SP4137

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



SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

D

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas CH. Stroud District Council, tax band: E Charge: £2929.35 (26/27). OFCOM checker, broadband standard 4mbps and ultrafast 1000mbps. Mobile, o2, EE, Three and Vodafone are all good.

For more information or to book a viewing please call our Painswick office on 01452 814655