



**116 The Wheatridge East, Upton St. Leonards GL4 5DP**

**£499,950**



## 116 The Wheatridge East, Upton St. Leonards GL4 5DP

• No onward chain • Large South-Facing Mature Garden • Five bedrooms and Two Bathrooms • Impressive Open-Plan Kitchen/Diner & Family Room • Large Driveway and Garage • Popular Upton St. Leonards Location • Utility Room • Close to local schools and amenities • EPC Rating C69 • Gloucester City Council Tax Band D - £2,348.17 (2026/2027)

**£499,950**

### Accommodation

A welcoming entrance porch leads into the bright entrance hallway, with stairs to the first floor, useful under-stairs storage and access to the rear garden. The comfortable living room overlooks the front, while the impressive open-plan kitchen/diner provides a fantastic heart to the home, with French doors opening onto the garden, a range of fitted units, space for range cooker (Rangemaster available via separate negotiations), ample space for appliances and a lovely flow into the adjoining family room. A useful utility room and modern shower room complete the ground floor.

The spacious first floor offers five well-proportioned bedrooms, providing excellent flexibility for a growing family, home office or guest accommodation. The master bedroom and bedroom two

benefit from built-in storage, while bedrooms three and five also offer useful fitted storage. A family bathroom with bath and shower over completes the accommodation, with the landing also providing access to the loft.

### Outside

The property is approached via a generous block-paved driveway, providing excellent off-road parking and access to the integral garage. Mature hedging creates a good degree of privacy, with a pathway leading to the front entrance.

A real highlight of the property is the fantastic-sized, south-facing mature garden. Steps lead up to a generous lawned area, surrounded by an excellent variety of mature trees, hedging and well-stocked borders, creating a wonderfully

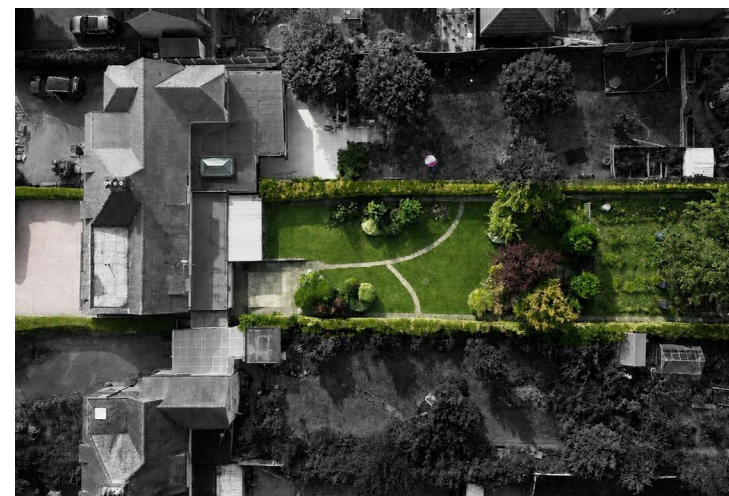


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private and established setting. There are two sheds to the rear, while a covered seating area is accessed directly from the kitchen/diner, providing a lovely space for outdoor entertaining. Gated side access adds further convenience.

### Location

Boasting a thriving local community, Upton St Leonards is located approximately four miles from the historic Gloucester City Centre, offering a charming village location. Offering parishioners with a local store and post office, allotments, a public house, primary school, and community events, including the annual garden show, the highly sought-after location provides easy access to both the city centre, Cheltenham, and Bristol, making it ideal for working professionals, families, and those seeking strong transportation links.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band D

Local Authority and Rates: Gloucester City Council £2,348.17 (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating (Mains Gas)

Broadband speed: Standard 3 Mbps,

Superfast 61 Mbps, Ultrafast 1000 Mbps.  
Mobile phone coverage: EE (Likely) O2 (Likely) Vodafone (Likely) and Three (Likely)





This floor plan shows a house with a large garage on the right side. The main living areas include a living room, a family room, and a kitchen/dining room. A central hall provides access to a shower room, a utility room, and a staircase leading up. The entrance hall leads from a porch into the main living area.

**KITCHEN/DINING ROOM**  
30'3" x 9'5"  
9.23m x 2.86m

**FAMILY ROOM**  
12'10" x 11'7"  
3.91m x 3.54m

**LIVING ROOM**  
11'7" x 11'6"  
3.53m x 3.50m

**GARAGE**  
20'3" x 12'4"  
6.18m x 3.77m

**SHOWER ROOM**

**UTILITY ROOM**

**HALL**

**ENTRANCE HALL**

**PORCH**

**CUPBOARD**

**UP**

The floor plan shows a central landing with a staircase labeled 'DOWN' with an upward arrow. To the left of the landing is the Master Bedroom (11'6" x 11'6", 3.50m x 3.50m) with an adjacent wardrobe. To the right of the landing is Bedroom 2 (12'3" x 12'2", 3.73m x 3.71m). Above the landing are three bedrooms: Bedroom 4 (12'10" x 10'0", 3.91m x 3.06m) with an A/C unit, Bedroom 5 (9'1" x 8'4", 2.77m x 2.53m), and Bedroom 3 (12'3" x 9'2", 3.74m x 2.80m). Two wardrobes are located between the landing and the bedrooms on the right side. A bathroom is located between the Master Bedroom and Bedroom 2, containing a bathtub, toilet, and sink.

**Master Bedroom**  
11'6" x 11'6"  
3.50m x 3.50m

**Bedroom 4**  
12'10" x 10'0"  
3.91m x 3.06m

**Bedroom 5**  
9'1" x 8'4"  
2.77m x 2.53m

**Bedroom 3**  
12'3" x 9'2"  
3.74m x 2.80m

**Bedroom 2**  
12'3" x 12'2"  
3.73m x 3.71m

**Bathroom**

**Landing**

**Wardrobe**

**Wardrobe**

**A/C**

**DOWN**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Energy Efficiency Rating**

| Energy Efficiency Class                     | Current (%)        | Previous (%)       |
|---------------------------------------------|--------------------|--------------------|
| Very energy efficient - lower running costs | 32 (pink A)        | 10 (pink A)        |
| (30-41) (green B)                           | 20 (green B)       | 10 (green B)       |
| (20-30) (light green C)                     | 10 (light green C) | 10 (light green C) |
| (10-20) (yellow D)                          | 10 (yellow D)      | 10 (yellow D)      |
| (5-10) (orange E)                           | 10 (orange E)      | 10 (orange E)      |
| (1-5) (red F)                               | 10 (red F)         | 10 (red F)         |
| Not energy efficient - higher running costs | 10 (dark red G)    | 10 (dark red G)    |

**Environmental Impact (CO<sub>2</sub>) Rating**

| Environmental Impact Class                                      | Current (%)        | Previous (%)       |
|-----------------------------------------------------------------|--------------------|--------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | 32 (pink A)        | 10 (pink A)        |
| (10-31) (green B)                                               | 20 (green B)       | 10 (green B)       |
| (10-20) (light green C)                                         | 10 (light green C) | 10 (light green C) |
| (10-15) (yellow D)                                              | 10 (yellow D)      | 10 (yellow D)      |
| (10-10) (orange E)                                              | 10 (orange E)      | 10 (orange E)      |
| (10-5) (red F)                                                  | 10 (red F)         | 10 (red F)         |
| (10-0) (dark red G)                                             | 10 (dark red G)    | 10 (dark red G)    |



