



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

£485,000



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

• No onward chain • Large South-Facing Mature Garden • Impressive Open-Plan Kitchen/Diner & Family Room • Five bedrooms and Two Bathrooms • 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)

£485,000



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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.

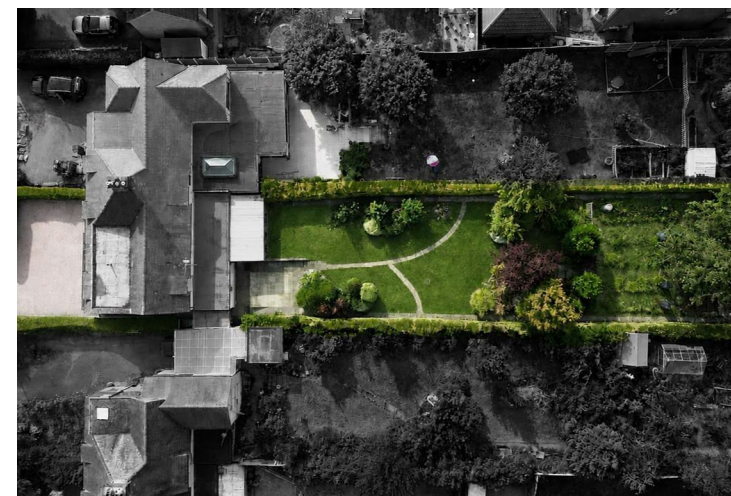
The spacious first floor offers five well-proportioned bedrooms, providing excellent flexibility for a growing family, home office or guest accommodation. The master bedroom and bedroom two

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



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)

Agent Note

Please note that some of the internal images have been AI generated to show furniture.





