



**R B WALTERS**  
ESTATE AGENTS



*Churchfield Road, Upton St Leonards,  
Gloucester, Gloucestershire, GL4 8BA.*

*£535,000*

This is a stunning refurbishment with no expense spared to include a back to brick internal restoration, full re-wire and re-plumb, new windows and doors, new boiler as well as replacement kitchen and bathroom and a re-point of the external Cotswold stone wall.

Only by an internal viewing can the detailed thought and imagination that has gone into this charming character home be fully appreciated. The bespoke kitchen is over 29ft in length and provides a wonderful heart to the home. The living room with feature log burner stove offers a spacious room to relax whether that be wrapped up in window with the fire ablaze or with the twin windows open in summer overlooking the private garden. Upstairs the master bedroom features a stunning vaulted ceiling and there are two further double bedrooms and a single bedroom which could also be used as an office or study. There is also a family bathroom.

Outside the property has gated off road parking and then the rear garden is completely enclosed with a retaining stone wall. The garden has been landscaped to include an area of lawn and several different locations from which you can relax and entertain al fresco or instal a hot tub like the current owners.

Overall this wonderful property retains much of the character and charm befitting its construction in the late 1800's but now offers a modern and contemporary finish with plenty of thoughtful touches installed over the past 10 years,

Located in a popular and sought after location the village has a thriving local school which is in much demand from parents looking to get a great start to school life for their children. Upton St Leonards is approximately 10 minutes from Gloucester city centre and the M5 motorway and then a little further to Cheltenham whilst the surrounding countryside provides a wonderful escape and enviable place to enjoy all that nature has to offer.

Services - Mains Gas Central Heating, Mains Electric, Mains Water and Drainage, Broadband Available.

#### **Kitchen/Diner**

29' 3" x 9' 6" (8.91m x 2.89m)

#### **Living Room**

20' 2" x 11' 9" (6.14m x 3.58m)

#### **First Floor Landing**

#### **Bedroom**

12' 0" x 8' 9" (3.65m x 2.66m)

#### **Bedroom**

11' 11" x 6' 3" (3.63m x 1.90m)

#### **Bedroom**

9' 9" x 8' 11" (2.97m x 2.72m)

#### **Bedroom**

6' 8" x 6' 5" (2.03m x 1.95m)

#### **Bathroom**

6' 7" x 6' 5" (2.01m x 1.95m)





*Outside*

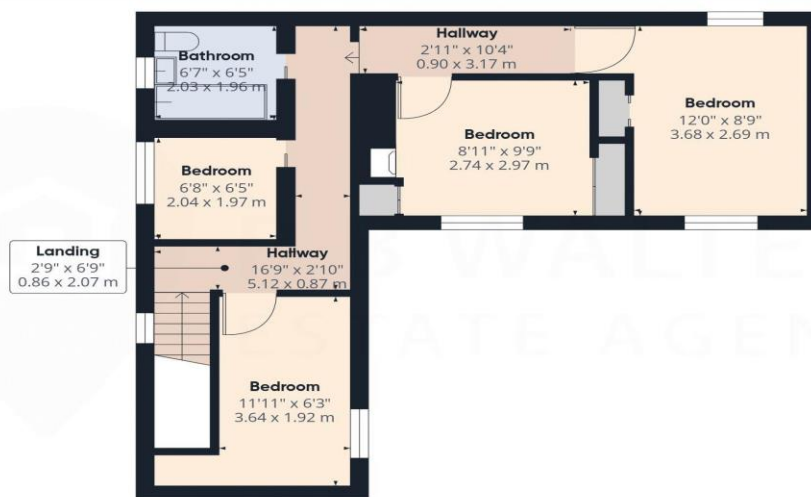
*Off Road Parking*

*Rear Garden*





Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1012 ft<sup>2</sup>

94.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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