



**Bondend Road, Upton St. Leonards, Gloucester, GL4 8AH**

**Gloucester**

**£700,000**

**Bedrooms: 5 | Bathrooms: 2 | Receptions: 3**

Daryl Hill is delighted to help another seller in Upton St Leonards: Discover this beautifully presented mid-century home located in the desirable village of Upton St Leonards, offering an exceptional living experience for those seeking flexible layout, space and comfort. This impressive five-bedroom residence combines abundant living areas with excellent outdoor space.

The ground floor of the property features two versatile reception rooms, providing ample space for relaxation, entertaining, or a dedicated home office. Thoughtfully laid out, these areas offer flexibility to cater to diverse lifestyle needs. The ground floor further offers a kitchen/diner, WC, separate bathroom with bath and shower cubicle and 2 generous double bedrooms.

Upstairs, you will find three bedrooms and a refitted shower room, providing peaceful retreats for all.

Externally, the large garden offers a fantastic outdoor sanctuary, perfect for enjoying sunny days, gardening, or entertaining. Parking is ample with off-street parking, a driveway, and a single garage, ensuring convenience for multiple vehicles.

Situated in a sought-after location, this home benefits from mains gas heating, electric, and water supply. With its spacious interiors and impressive garden, this property is an excellent opportunity for those looking for a substantial home.

Quote Ref DH0109.

Agents Note: This property uses a private sewage treatment plant (Klargester) which is shared with residences 17A and 17B, the two bungalows behind the property. The sewage treatment plant is in the garden of 17B.

Each homeowner in all three properties pay £35.00 each month to fund annual emptying, servicing, and any unexpected fault rectifications. The system is serviced and emptied annually; the most recent service was carried out on 11 May 2026 and the system was emptied on 23 May 2026.



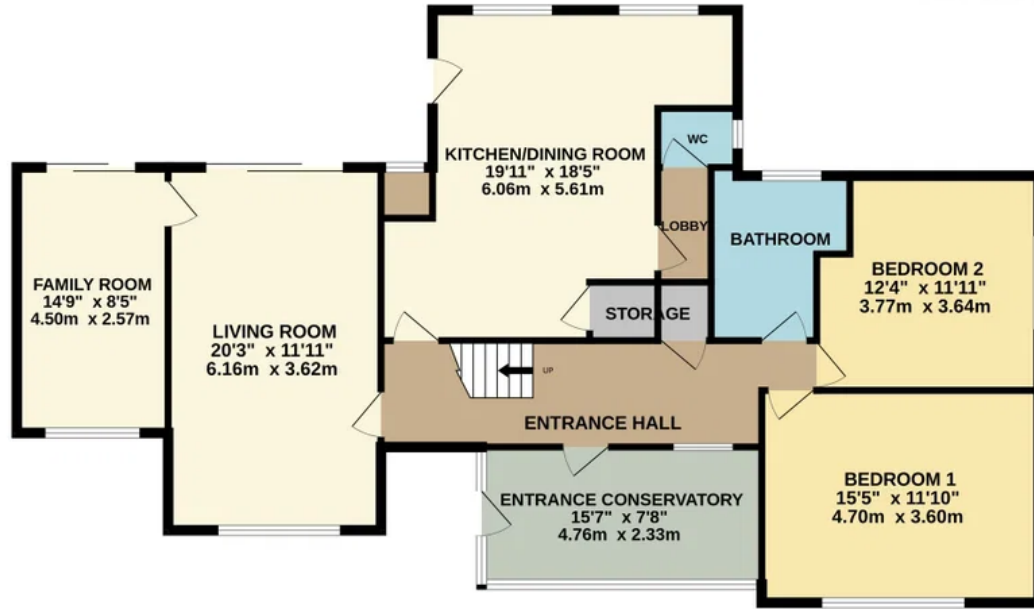




TOTAL FLOOR AREA : 1913 sq.ft. (177.7 sq.m.) approx.

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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GROUND FLOOR  
1329 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.