



TODPOOL COTTAGE

Gloucestershire, GL19 4AG



THE LEIGH, GLOUCESTER, GLOUCESTERSHIRE, GL19 4AG

Set within a delightful traditional village, a substantial detached period home extending to approximately 3,143 sq ft encompassed by over two thirds of an acre of gardens.

			EPC
5	2	3	E

Local Authority: Wychavon District Council

Council Tax Band: G

Tenure: Freehold

Mains water and electricity are connected. Private waste via a waste treatment plant. Oil fired central heating. Fibre broadband is connected. High speed internet.

Guide Price: £945,000



THE PROPERTY

Todpool Cottage is a substantial detached country residence occupying a very peaceful and private position within the sought-after village of The Leigh. Set in a large mature plot that includes a detached double garage, the house combines versatile spacious family accommodation with a wealth of character.

Approached via a sweeping driveway providing ample parking, the property enjoys an attractive setting behind established gardens and a generous frontage. Internally, the accommodation is arranged around a series of spacious reception rooms, with character features including exposed beams, timber flooring and a fireplace with wood-burning stove.









LIVING AND ACCOMMODATION

The impressive sitting room extends to over 28 ft in length and provides an excellent principal reception space for both family living and entertaining. Adjoining the sitting room is a large study area well suited to home working. A separate dining room offers an ideal setting for formal entertaining and family gatherings, whilst the conservatory overlooks and gives access to the gardens on the south side of the house.

Overlooking a west facing garden terrace and centring on an island, the beautifully appointed kitchen works brilliantly for everyday family life. A useful utility room and separate cloakroom complete the ground floor.

On the first floor are five bedrooms. The principal bedroom is particularly generous, measuring over 20 ft by 19 ft with views over both parts of the garden. It benefits from an en-suite bathroom, and the adjoining bedroom could easily serve as a dressing room. The remaining bedrooms are well proportioned and are served by a shower room, with a second staircase creating flexible accommodation for families and visiting guests. Bedroom five is connected to a further versatile room, which could be used as an additional bedroom, study, nursery or hobby room, and also offers the potential to be converted into a bathroom, subject to the necessary consents.







OUTSIDE

Outside, the established gardens and grounds are a particular feature of the property. Two main areas of lawn on either side of the house are complemented by mature trees, planted borders and a pond, creating a private setting with space for recreation and entertaining. A summer house provides additional outdoor amenity space, while the detached double garage creates secure parking and storage.

The combination of substantial accommodation, character features and attractive grounds creates a rare opportunity to acquire a significant village home in a desirable Gloucestershire location close to the centres of Cheltenham, Gloucester and Tewkesbury.







LOCATION

The Leigh is a popular Gloucestershire village situated between Gloucester, Cheltenham and Tewkesbury, surrounded by attractive open countryside. The village enjoys a strong sense of community whilst offering convenient access to a wide range of amenities and transport links.

The surrounding countryside provides excellent opportunities for walking, cycling and other outdoor pursuits, whilst nearby Cheltenham offers a comprehensive range of shopping, dining and leisure facilities. Renowned for its Regency architecture and cultural festivals, Cheltenham also provides a number of highly regarded state and independent schools.

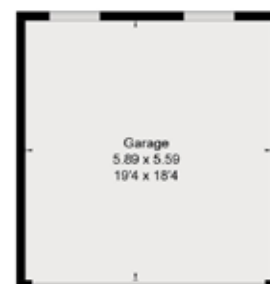
Gloucester, Cheltenham and Tewkesbury are all within easy reach and offer a wide range of retail, educational and healthcare facilities. The property is well positioned for access to the M5 motorway network, making it convenient for commuting throughout the region.







Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

Approximate Gross Internal Area = 292sq m / 3143 sq ft
 Approximate Gross Internal Area = 325 sq m / 3551 sq ft Inc. Outbuilding, Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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