HUNTERS®

HERE TO GET *you* THERE

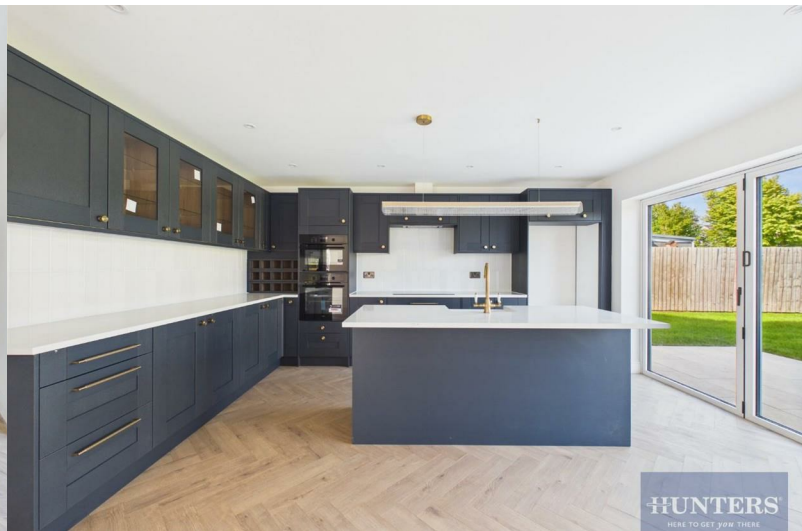
Churchfield Road

Upton St. Leonards, Gloucester, GL4 8AT

Offers In Excess Of £900,000

5 3 3 C

Council Tax: E



Churchfield Road

Upton St. Leonards, Gloucester, GL4 8AT

Offers In Excess Of £900,000

Welcome to Windrush, an imposing five double bedroom Edwardian family house that has been through two years of development resulting in a complete and thorough restoration, including the addition of a large two-story extension.

Set within the heart of the historic village of Upton St Leonards, the property's Edwardian frontage is fully in keeping with the surroundings, beyond the front door however, you are greeted with a brand-new home that continues to impress, room after room.

The key outstanding features are the main bedroom with floor to ceiling windows overlooking the rear garden, a room the owners will never tire of waking up to, and the open plan kitchen, dining room and living areas with dual bi-fold doors facing the rear garden, creating a wonderful casual living space, making this house the most perfect entertaining property we have ever seen.

Windrush sits deeply within its own 0.25 acre plot, mainly laid to formal lawn which enjoys a good degree of privacy for such a large garden.

Upton St Leonards sits approx. three kilometres Southeast of central Gloucester and has a lovely 'village' aspect with leafy streets and desirable facilities including the famous 11th century Church of St Leonards, the highly performing local primary school with exceptional outdoor facilities, a local tennis club, shops and much more. A wonderful and well supported community which has thrived for over a thousand years and is ready to welcome you and your family to start your new chapter.

This property comes highly recommended by Hunters.

All viewings are strictly by appointment only

Tel: 01242 528500

- **A Fully Restored and Extended Five Double Bedroom Home**
- **New Kitchen**
- **New Heating/Electrical System**
- **Village Location**
- **Council Tax Band E | Energy Rating tbc**
- **Three New Bathrooms**
- **Dual Bi-Fold Doors**
- **Large 0.25 Acre Plot**
- **No Onward Chaind**
- **Tenure - Freehold**

Living Room
21'2" x 17'1" (6.46 x 5.22)

Kitchen / Dining Area
15'3" x 16'4" (4.66 x 4.99)

Study / Home Office
10'6" x 10'7" (3.21 x 3.23)

Snug / Playroom
10'5" x 10'4" (3.18 x 3.17)

Utility Room
6'8" x 10'11" (2.05 x 3.34)

WC
3'2" x 6'7" (0.99 x 2.01)

Bedroom One
15'0" x 16'6" (4.58 x 5.04)

En-Suite One
3'11" x 9'4" (1.20 x 2.85)

Bedroom Two
10'3" x 11'1" (3.14 x 3.40)

En-Suite Two
6'10" x 5'11" (2.09 x 1.82)

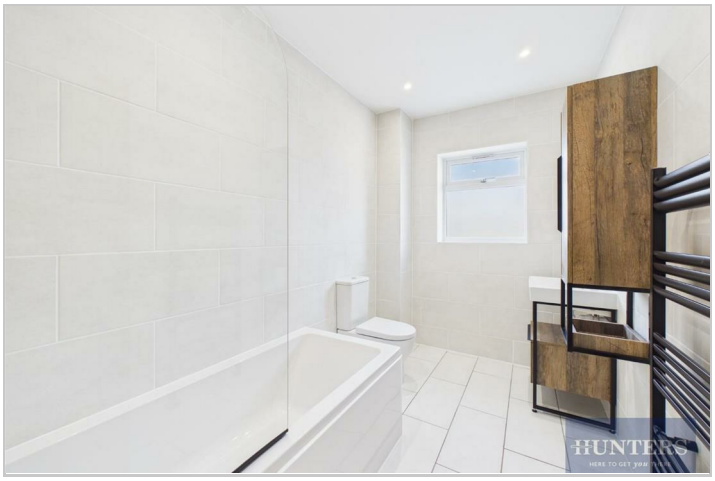
Bedroom Three
10'3" x 17'1" (3.13 x 5.22)

Bedroom Four
10'7" x 10'6" (3.25 x 3.22)

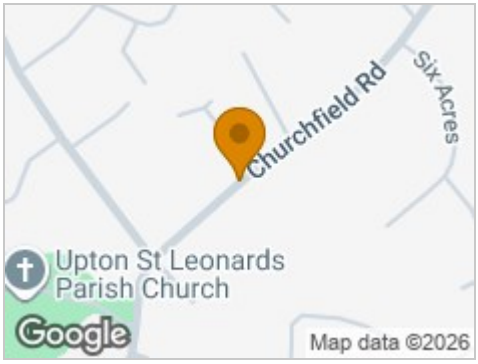
Bedroom Five
10'8" x 10'3" (3.26 x 3.14)

Bathroom
6'2" x 10'3" (1.88 x 3.14)

Garage
17'8" x 10'2" (5.41 x 3.11)

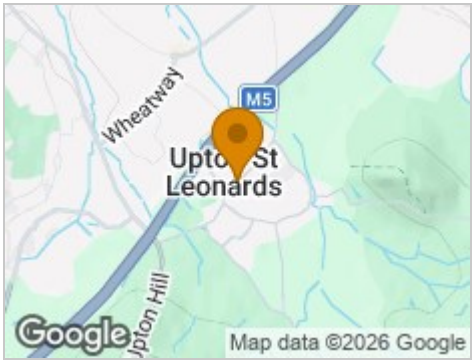


Road Map



Hybrid Map

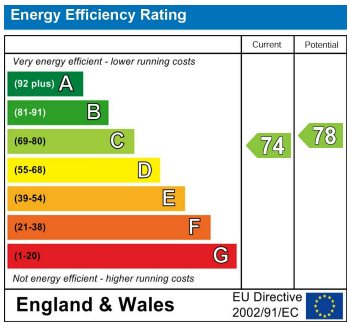
Terrain Map



Floor Plan

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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