



Greenways Gloucester Road, Upleadon GL18 1EH

£725,000



Greenways Gloucester Road, Upleadon GL18 1EH

- Detached four bedroom extended country cottage
- Idyllic countryside setting
- Peaceful position with enviable views
- Immaculately presented and finished to a very high standard throughout
- Ample off road parking with garage
- Seperate detached Log cabin currently utilised as a successful holiday let
- EPC D61

£725,000



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Greenways

Nestled between established hedging, a decorative iron gate leads you in the grounds of the home. Leading down a gravel footpath, a brick built porch with limestone flagstones welcomes you to the home.

Living/Dining Room

A solid oak door with feature glazing opens to the living room. The room has been beautifully designed to offer a cosy area for seating around the inset, log burning stove with oak mantel and an area for dining. Windows to two aspects of the home benefit from shutters and enjoy views over the gardens. The 200-year-old, antique French oak parquet flooring has been lovingly restored and fitted bespoke to the room.

Garden Room

The antique French flooring continues into a modern addition to the home which is a stunning space to enjoy the gardens and beyond. Glazing to two sides of the room and a skylight floods the room with natural light making it the perfect space for reading and relaxation. Completing the room are French doors which grant access outside to the patioed area outside.

Kitchen/Breakfast Room

The kitchen is a wonderfully social space for all the family and guests to enjoy. Limestone flagstones span the room and flow seamlessly to the garden. The attractive, sage green kitchen offers a range of wall and drawer mounted units with solid wood worktop and upstands. Within the kitchen is a range of appliances to include a Rangemaster double oven with seven ring gas and electric hob, Rangemaster cooker hood and a Belfast sink with mixer taps. There is space and plumbing for a dishwasher and American style fridge-freezer. A beautifully appointed larder cupboard sits in the corner of the room and offers ample storage space with floor to ceiling shelving. Windows overlook the front of the home and two sets of French doors give access to the patio and offer beautiful views over the gardens and farmland beyond.

Cloakroom/Utility Room

Limestone flagstones continue from the kitchen into the cloakroom which is accessed through an oak thumb latch door. Within the cloakroom is a low-level WC, wash hand basin and frosted window. Sliding doors lead to a utility area which has plumbing for a washing machine and storage.



First Floor

The master bedroom is a wonderful space to relax. Windows overlook the front and rear of the home with bespoke shutters fitted to the front. Countryside views can be enjoyed from each aspect. Ample storage space is offered within the fitted wardrobes.

The further three bedrooms all boast beautiful rural views. The two bedrooms to the front of the home have fitted, bespoke shutters. Bedroom four is currently utilised as a study and includes excellent built-in storage.

The family bathroom has been beautifully designed and incorporates a freestanding bath, WC, wash hand vanity basin, heated towel rail and double shower enclosure with rainfall shower. Mosaic designed tiles cover the walls and floor which has underfloor heating.

Outside

Gardens

The gardens wrap around the home and are bordered by mature hedging to the front and post and rail fencing to the rear, to make the most of the countryside views. An Indian sandstone patio with veranda is situated off the kitchen which is a glorious area for seating and alfresco dining in the warmer months. Situated next to the patio is a brick-built pond which is 6ft deep and suitable for Koi carp.

The garden is mainly laid to lawn with mature shrubs and trees. A wooden summer house with power and light is positioned in a private corner of the garden. An area to the side of the home is perfect for the green fingered, incorporating raised beds for growing vegetables, a greenhouse, chicken run and

compost area.

A private gravelled driveway offers parking for four vehicles and a turning area. From the parking area you can directly access the log cabin and a footpath leads through the garden to the front door of the home.

Log Cabin

The log cabin was constructed in 2017 by the current owners and is currently used as a one-bedroom holiday let. Within the space is an open-plan living room/kitchen with a range of base and wall mounted units with integrated electric oven, hob and extractor fan as well as space for a fridge and dishwasher. Laminate flooring extends from the living space and into the bedroom which has views over farmland. A modern shower room with WC, wash hand basin and shower enclosure complete the well-designed annexe. Outside there is a private gravelled driveway, garden for seating as well as a decked area suitable for a hot tub.

For more information, please search for Greenways Log Cabin on Airbnb.

Garage

The detached double garage is accessed via an up and over garage door or personnel door to the rear. The owners have created a practical utility area within the garage which has plumbing for a washing machine, space for a tumble dryer and storage space.

Location

Upleadon is a village and civil parish situated on the outskirts of Newent approximately 10.5 km north-west of Gloucester. Soon after the Norman conquest Upleadon became part of the estates of Gloucester Abbey and was



recorded as such in the Domesday Book. The village today extends southwards alongside the River Leaddon.

£1,453.15

Broadband Speed - Av Ultrafast 900 Mbps

Local Authority, Services, Tenure & Broadband

All mains services are connected to the property

Air source heat pump

Under floor heating throughout downstairs

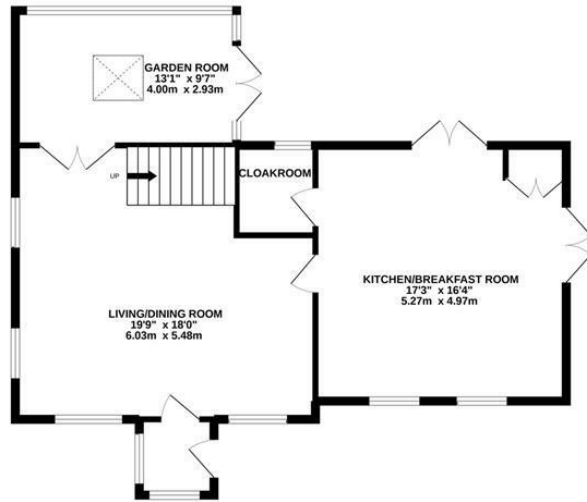
Alarm

Freehold

Forest of Dean District Council. Tax Band B -



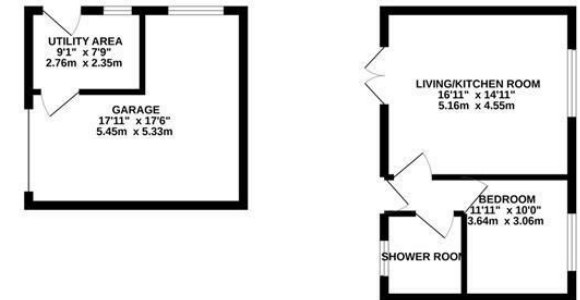
GROUND FLOOR



1ST FLOOR



ANNEXE



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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