



MEAD HOUSE · 41A BONDEND ROAD · UPTON ST. LEONARDS

MEAD HOUSE
41A BONDEND ROAD
UPTON ST. LEONARDS
GL4 8DZ

A well presented and spacious modern detached home set in a lovely tucked away location yet right in the heart of the sought after village of Upton St Leonards and within easy walking distance of all its local amenities

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £495,000

FEATURES

- Detached modern home
- Well presented
- Spacious and light
- 2 Reception rooms
- 2/3 Double bedrooms
- 2 Bath/shower Rooms
- Gardens to front and rear
- Plenty of parking
- Home office/Workshop
- Detached Garage



DESCRIPTION

Mead House is a well presented, spacious and light, brick built modern detached home set right in the heart of Upton St Leonards tucked away in a quiet location at the end of its own private driveway.

The property has been well maintained by the current owner who has improved the property over the 25 years they have lived there. The versatile accommodation is arranged over two floors with a large double aspect sitting room with fireplace and sliding doors to garden, dining room/bedroom 3, kitchen/breakfast room and downstairs shower room on the ground floor.

Upstairs there are two good sized double bedrooms and the family bathroom.

Outside there is a detached garage with a home office/workshop to the rear and plenty of parking. The gardens are beautifully landscaped with seating areas to both the front and rear of the house.

The property sits in a good sized plot and has the potential to extend subject to the necessary planning consents.





DIRECTIONS

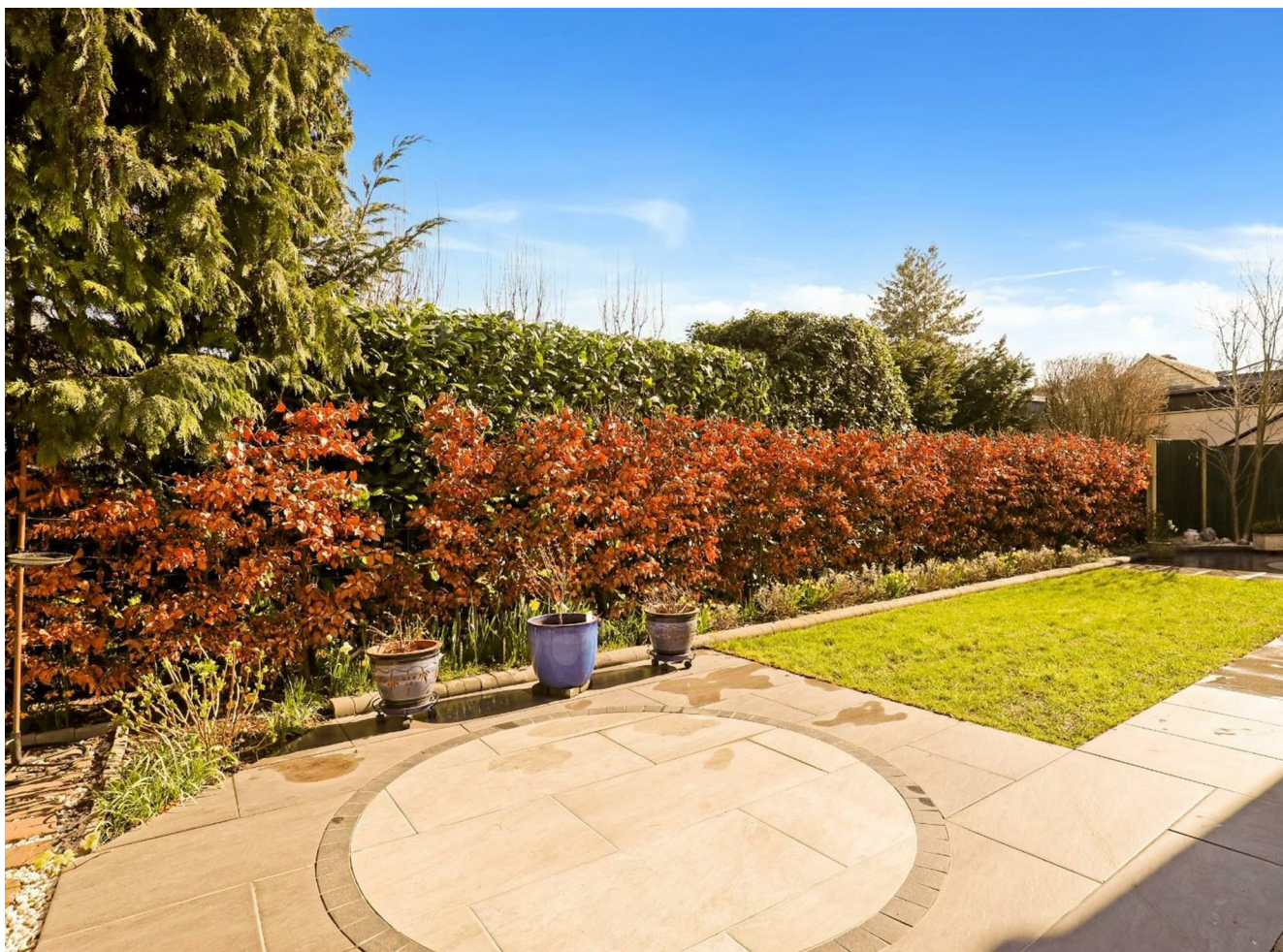
From our Painswick office proceed north on the A46 in the direction of Cheltenham. Turn left almost immediately after the first set of traffic lights onto Gloucester Street and continue out of Painswick passing the Rococo Gardens on your left. Continue down the hill in the direction of Gloucester, turning right into Upton St Leonards just after the Kings Head public house. Travel into the village turning right into Bondend Road, pass the turning to The Stanley on your right and then after a short distance turn left onto a gravel drive, the number 41a is on a signpost at the entrance to the drive.

LOCATION

One of the key attributes of Mead House, is its tucked away location. Positioned in the heart of the village, the property is set down its own driveway off Bondend Road yet still within a few minutes walk of local amenities and the village school. Upton St Leonards is a lovely historic village with a strong sense of community and several local shops, including a general store/post office and a new coffee shop. There is also a farm shop, pub, numerous societies and sports clubs, including active cricket and tennis clubs, with a thriving Club House, as well as a strong community spirit based around the local medieval church. There are lovely walks in the surrounding area including over the hill to Painswick which is a classically pretty Cotswold village with a challenging 18 hole golf course.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Upton St Leonards also has a popular primary school just a few minutes walk from Mead House.

The property is ideally located for access to both Gloucester and Cheltenham and is also convenient for accessing junction 12 of the M5 motorway for Bristol and the South-West and junction 11a for the West Midlands. By rail, there are mainline stations in both Gloucester and Stroud, with regular services from Stroud into London Paddington, from just over 90 minutes.



41a Bondend Road, Upton St Leonards, Gloucestershire

Approximate IPMS2 Floor Area

House 106 sq metres / 1141 sq feet
Office / Garage 25 sq metres / 269 sq feet

Total 131 sq metres / 1410 sq feet

Simply Plans Ltd © 2025

07890 327 241

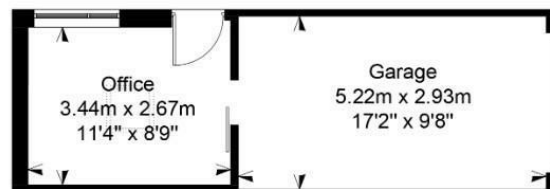
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This plan is for identification and guidance purposes only.

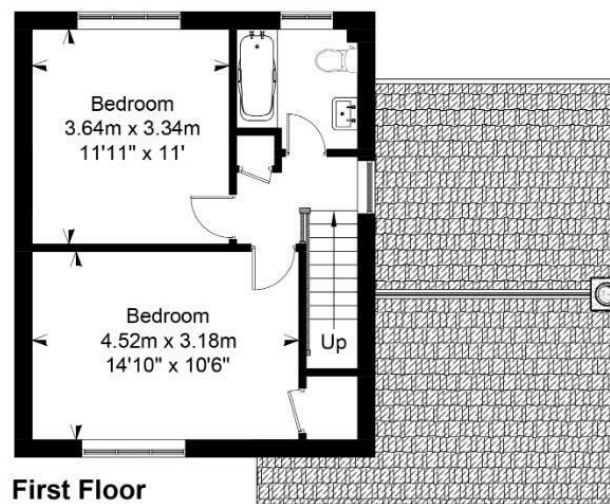
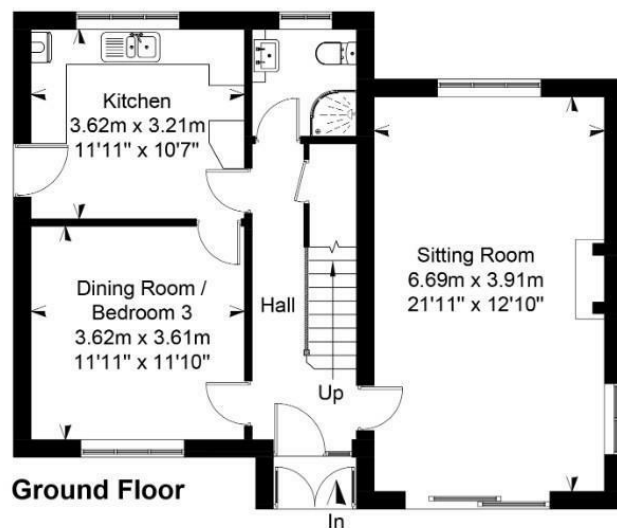
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuilding
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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MURRAYS

SALES & LETTINGS

Stroud

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stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band E, £2667.96. Ofcom Checker: Broadband, Standard 4 Mbps, Ultrafast 1000 Mbps. Mobile, O2, EE, Three & Vodafone.

For more information or to book a viewing
please call our Painswick office on 01452
814655