



VALLEY FARMHOUSE · VALLEY LANE · UPTON ST. LEONARDS

**MURRAYS**  
SALES & LETTINGS

VALLEY FARMHOUSE  
VALLEY LANE  
PORTWAY  
UPTON ST. LEONARDS  
GL4 8DR

A Grade II listed, 5-bedroom Cotswold stone home, that is a fine example of period architecture and timeless appeal.

**BEDROOMS: 5**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £650,000**

## FEATURES

- Grade II Listed
- 5 Bedroom Home
- Ripe for Renovation
- Practical Layout
- Character Features
- Inglenook Fireplace
- Large Wraparound Garden
- Garaging and Outbuilding
- Parking
- Village Location



## DESCRIPTION

The ground floor offers a welcoming porch into a characterful living room, where exposed beams create a warm and inviting atmosphere. A traditional inglenook fireplace provides a natural focal point, adding to the home's authentic charm.

A 'secret' door in the arts and crafts panelling leads through the hallway to the dining area. The dining room continues the period appeal with dual aspect mullion windows. The kitchen has a practical layout, with windows overlooking the garden, while a hallway, cloakroom and useful boot room complete the ground floor accommodation.



On the first floor there are two well proportioned bedrooms, a smaller third bedroom and family bathroom. The second floor provides two additional bedrooms, each with exposed timbers.

A wrap around garden is mainly laid to lawn with a fantastic range of mature trees and shrubs. There is a timber framed garage, outbuilding and greenhouse included, alongside the useful parking space.





## DIRECTIONS

From our office in Painswick, turn right onto New Street and continue for approximately 2.5 miles. Turn left onto Portway and continue down the hill for around a mile. Turn right onto Valley Lane and the property will be found a short distance afterwards on the left hand side.

## LOCATION

The property is situated in Portway, within the highly regarded village of Upton St Leonards, a sought-after semi-rural community positioned at the foot of the Cotswolds. The village offers an excellent balance of countryside living and everyday convenience.

Upton St Leonards benefits from a strong community feel and a range of local amenities including a well-regarded primary school, village shop, public house, church and village hall. For day-to-day needs and socialising, the popular Portway Farm Shop and café are close by, offering locally sourced produce and a welcoming meeting place.

The property is ideally placed for commuters, with Cheltenham, Gloucester and Stroud only a short drive away, providing a wider range of shopping, leisure facilities and mainline rail services. The A46 and M5 are also easily accessible, making travel throughout the region straightforward.

Surrounded by open countryside and an abundance of walking and cycling routes, the location is particularly appealing to those who enjoy outdoor pursuits, while remaining well connected. Overall, Portway offers a peaceful village setting with excellent accessibility, making it an ideal location for a wide range of buyers.



## Valley Farm, Valley Lane, Upton St. Leonards, Gloucestershire

### Approximate IPMS2 Floor Area

House 161 sq metres / 1733 sq feet  
 Garage 32 sq metres / 345 sq feet  
 Store 3 sq metres / 32 sq feet

Total 196 sq metres / 2110 sq feet  
 (Includes Limited Use Area 20 sq metres / 215 sq feet)

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07890 327 241

Job No SP3973

This plan is for identification and guidance purposes only.

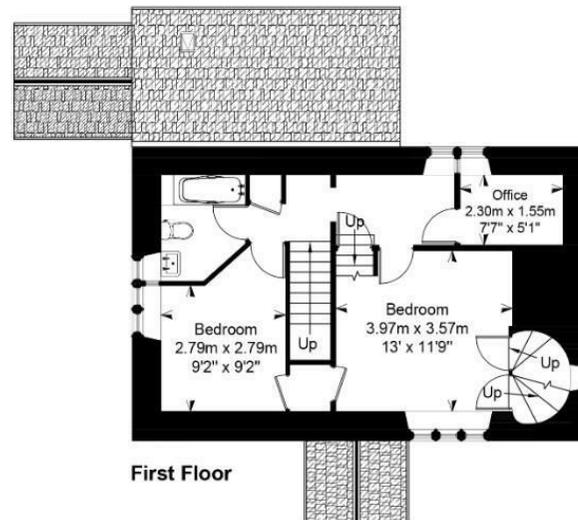
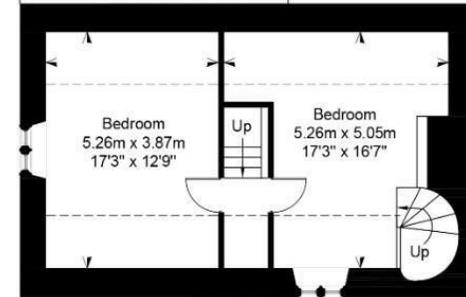
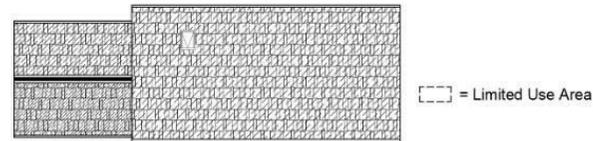
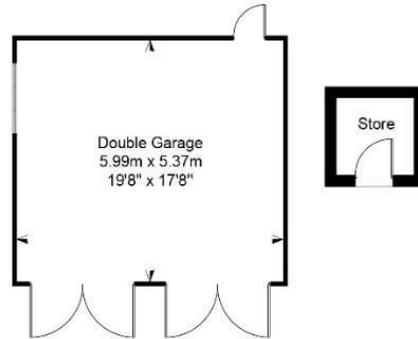
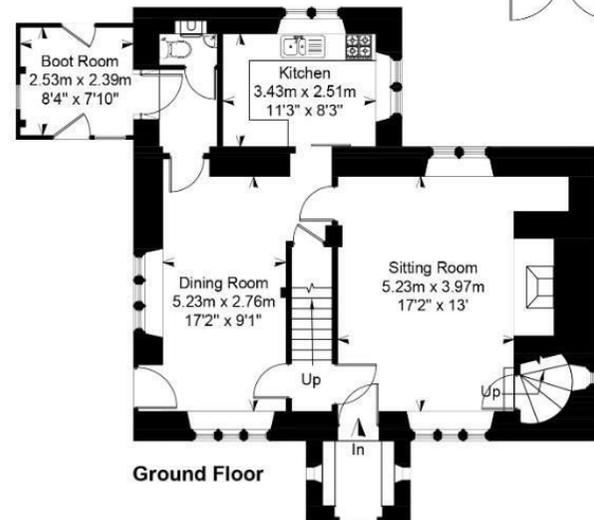
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

### Outbuildings

Not Shown In Actual Location Or Orientation



# MURRAYS

SALES & LETTINGS

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### Mayfair

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41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

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### SERVICES

Mains gas, electricity and water are connected to the property. Gas central heating. Septic tank drainage. Stroud District Council, tax band F, £3,301.49 (25/26). OFCOM checker, broadband: standard 19Mbps, ultrafast 1,000Mbps. Mobile: EE, o2, Three and Vodafone are all good and variable.

## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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