

45 CHURCHFIELD ROAD

UPTON ST. LEONARDS
GLOUCESTERSHIRE



45 Churchfield Road, Upton St Leonards, Gloucestershire, GL4 8BA

AN IMMACULATELY PRESENTED AND STYLISH FAMILY HOME IN THE HEART OF UPTON ST LEONARDS CLOSE TO LOCAL AMENITIES, WITH A BEAUTIFUL LANDSCAPED GARDEN, PARKING AND GARAGE

Reception Hall, Utility, newly fitted contemporary Kitchen/Breakfast Room, Main Reception Room, Dining Room, Study/Snug/Office, 4 Bedrooms, one En-Suite, Bathroom, landscaped enclosed Garden, Garage, ample Parking

OFFERS IN EXCESS OF £600,000

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 Rocco Gardens and over the Beacon and down the hill towards Gloucester, turning right into Upton St Leonards after the Kings Head public house. Travel up the hill and after approximately half a mile, 45 Churchfield Road will be found on the left hand side.

LOCATION

Upton St Leonards is a lovely historic village ideally located immediately south of Gloucester. The village has a strong sense of community spirit and 45 Churchfield Road is within walking distance of the popular primary school and the village general store/post office. There is also a lovely farm shop, pub and numerous societies and sports clubs. 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 and there is even a dry ski slope nearby. The village is ideally located for access to both Gloucester and Cheltenham and an excellent choice of secondary schools (state and private). It 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.

DESCRIPTION

45 Churchfield Road offers an immaculately presented and stylish family home in the heart of Upton St Leonards. The main entrance opens into a good sized reception hall with cloakroom and utility off and access to the main reception rooms. The stylish kitchen has recently been renovated to a high spec, is to the rear of the property and overlooks the beautiful garden. The

main reception room runs the breadth of the house with doors opening to the garden. A contemporary room with a stylish inset wood burner, the room offers an ideal space for entertaining. A good sized study/snug/office also overlooks the rear garden. The dining room is to the front of the house and again is an ideal space for entertaining with room to seat 14 around the existing dining table. The four bedrooms are located on the first floor, the principal room with built-in cupboards and en-suite shower, together with lovely views over the garden. A family bathroom and useful airing cupboard are also located on this level.

The garden is set to the rear of the property and is an absolute tranquil haven. Immaculately kept with a level lawn and chic oak covered BBQ area, together with a good sized patio, the garden offers the perfect space for alfresco entertaining. To the front of the property is a garage plus ample parking for several cars.

TENURE EPC SERVICES

Freehold

EER: Current 65 / Potential 80

Gas central heating, mains drainage, water and electric are connected to the property. Stroud District Council - band F. UBT Technology provides the fibre broadband & mobile telephone service.

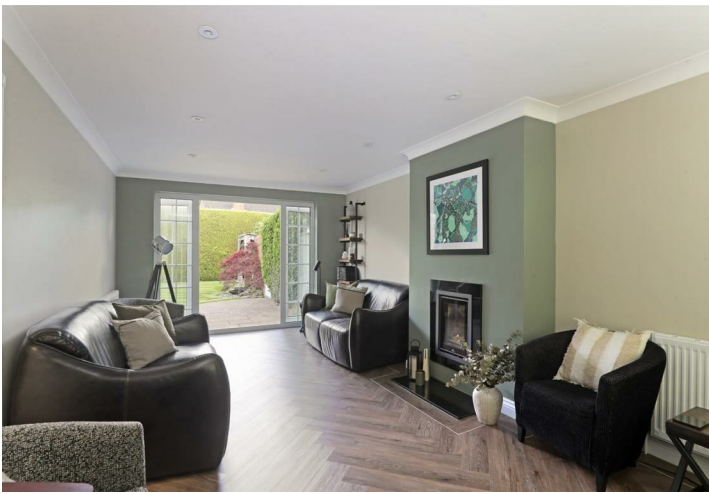
VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

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

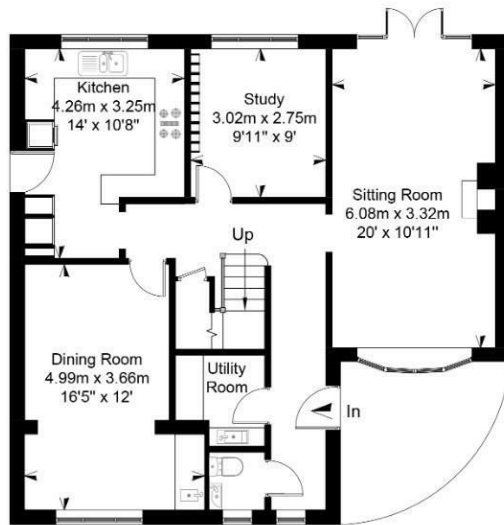


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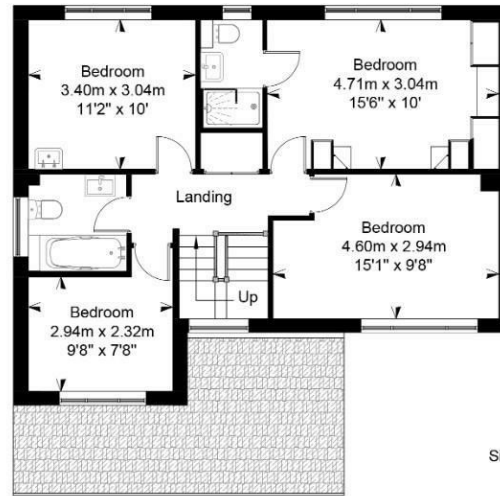
Approximate IPMS2 Floor Area

House 141 sq metres / 1517 sq feet
Garage 13 sq metres / 140 sq feet

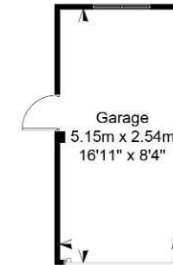
Total 154 sq metres / 1657 sq feet



Ground Floor



First Floor



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07890 327 241
Job No SP3438

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



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