2 Valley Cottages · Valley Lane · Upton St Leonards

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2 Valley Cottages
Valley Lane
Upton St Leonards
GL4 8DR

Nestled in a sought-after village, this charming three-bedroom cottage enjoys a generous plot with beautiful countryside views.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £435,000

FEATURES

- Village Location
- In Need of Modernistion
- Full of Potential to Extend (STP)
- Large Plot
- Detached Barn/workshop/stable
- 2 Reception Rooms
- 3 Bedrooms
- Ample Parking
- Beautifully Landscaped Gardens
- Lovely Views

DESCRIPTION

The accommodation is thoughtfully arranged, beginning with a welcoming entrance porch that opens into the central hallway. To the left is the family bathroom, fitted with a three-piece suite. The spacious sitting room is a delightful feature of the home, boasting high ceilings, a charming open fireplace, and an attractive picture rail, while enjoying pleasant views of the surrounding scenery. To the rear, the good-sized kitchen is filled with natural light from a large picture window overlooking the garden. A separate dining room provides the perfect space for family meals and entertaining. Upstairs, the property offers three bedrooms.

Outside, the property truly comes into its own. The mature and well-established gardens are a particular feature, enjoying a delightful outlook across open fields. The grounds include a picturesque pond and large lawned areas. A variety of mature trees and shrubs provide year-round interest, while several patio and sun terrace areas offer perfect spaces for outdoor entertaining or relaxing whilst taking in the peaceful surroundings.

The property also benefits from off-road parking and, for those requiring additional storage or workshop space, a substantial detached barn offering a wealth of possibilities for conversion, subject to any necessary planning consents.

Offering enormous scope in a highly desirable village location, this is a rare opportunity to acquire a character property with extensive outside space and exceptional potential to create a truly special home.

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 along the lane on the right 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.

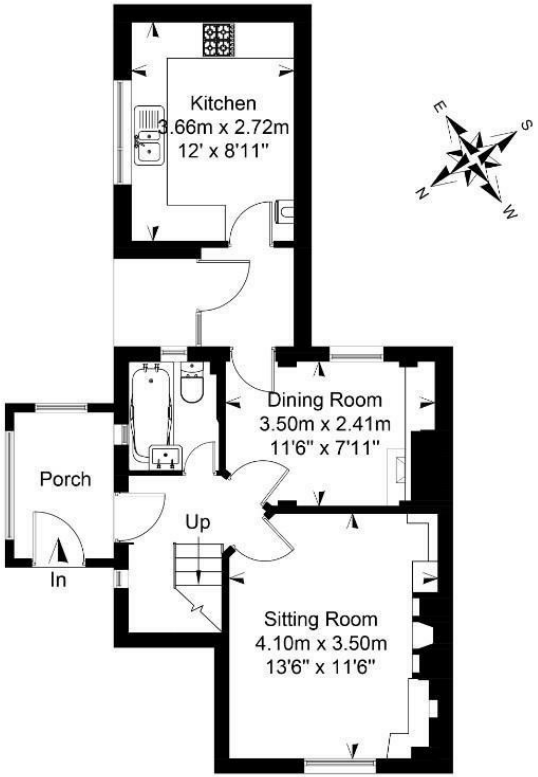
Upton St Leonards benefits from a strong community feel and a range of local amenities including a well-regarded primary school, village shop, cafe, public house, church and village hall. For day-to-day needs and socialising, the popular Portway Farm Shop and café are close by, offering locally sourced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

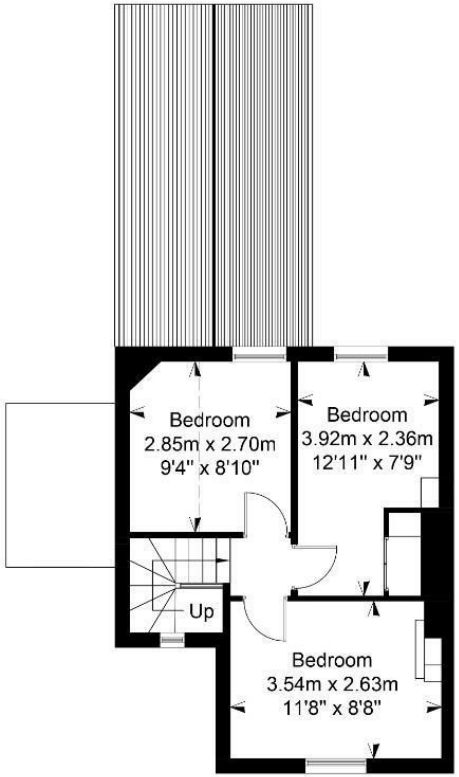
Surrounded by open countryside and an abundance of walking and cycling routes, the location is particularly appealing to those who enjoy outdoor pursuits, while remaining well connected. Overall, Portway offers a peaceful village setting with excellent accessibility, making it an ideal location for a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

2 Valley Cottages, Valley Lane, Upton St. Leonards, Gloucestershire

Approximate IPMS2 Floor Area		
House	78 sq metres /	840 sq feet
Barn	86 sq metres /	925 sq feet
Total	164 sq metres /	1765 sq feet
(Includes Limited Use Area	3 sq metres /	32 sq feet)



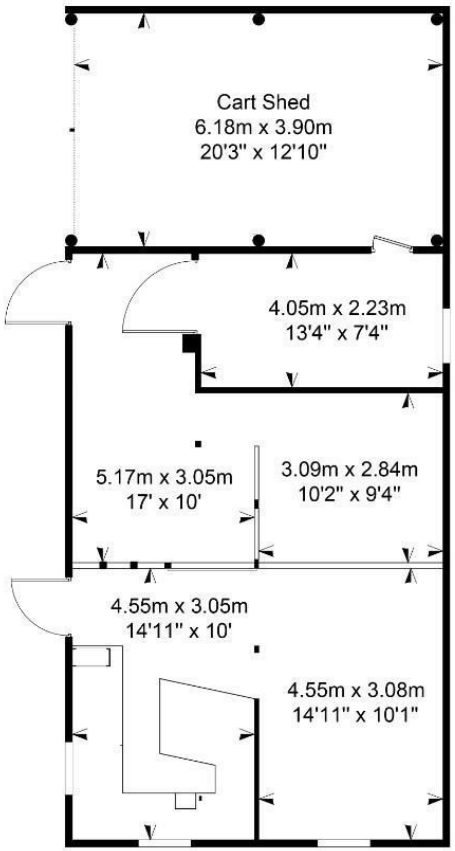
Ground Floor



First Floor

= Limited Use Area

Barn



Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP4123
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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3 High Street, Minchinhampton GL6 9BN

Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
E

SERVICES
Mains gas, electricity, water and drainage are connected to the property. Gas central heating. Stroud District Council, Band: D Charge: £2396.74 (26/27). OFCOM checker, broadband standard 19Mbps, ultrafast 1000Mbps. Mobile, o2, EE, Three and Vodafone 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