



PINEWOOD

Bondend Lane | Upton St Leonards | Gloucestershire | GL4 8EJ

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F&C

Welcome to...

PINEWOOD

Welcome to Pinewood, a home that was individually built in the 1950's and today, some 60 plus years later, finds itself placed onto the market for the very first time. Located in this highly desirable village, the property sits central to the 1/3-acre plot that the home enjoys, offers well-proportioned accommodation, plenty of natural light and for those seeking to place their own stamp on a property, then this is certainly a house you will want to visit. Add in that the home comes with no onward chain and you have a property that is sure to be high on people's wish list to view.

Upton St Leonards is a historic old village strategically situated immediately south of Gloucester in the lee of the heavily wooded Cotswold escarpment. Pinewood is close to Upton St Leonards' popular primary school and the village also has a general store/post office, farm shop, pub and numerous societies and sports clubs. There are lovely walks accessible, 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.

One of the principal attractions, however, for choosing to live in Upton St Leonards, is that it is so accessible to the two main centres of employment for the region – Gloucester and Cheltenham – and an excellent choice of secondary schools (state and private). It is also very 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 main line stations at Gloucester and Stroud, with regular services from Stroud into London Paddington, from just over 90 minutes.

Returning to the home, which stands impressively in its plot, the accommodation on the ground floor incorporates a welcoming entrance, inner hallway and two formal reception rooms, being that of the living room and dining room. The living room is flooded with natural light, due in part to the double aspect windows the room benefits from, whilst sliding double glazed doors from the dining room lead into the conservatory which gives a wonderful overview of the home's mature rear garden.

Completing the downstairs accommodation is the fitted kitchen, which enjoys a host of integral appliances, a cloakroom and separate utility area. Furthermore, a door from the entrance gives access to the property's integral tandem garage.

Upstairs, the property offers three double bedrooms, the larger of the two rooms located to the rear of the property and the final room is found at the front of the house. All the bedrooms enjoy fitted wardrobes whilst the main bedroom also benefits from an en suite shower room.

Completing the upstairs accommodation is the four-piece bathroom, which enjoys a wonderful mature view from the side window.









Explore outside...

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Outside, the driveway at the front allows parking for several vehicles whilst for those needing additional parking, there is of course the tandem garage as well as an adjoining car port which provides further under cover parking. The remainder of the garden to the front is full of colour with mature flower beds, a blue cedar tree and established lawns.

Stepping to the rear, the garden is more of the same, lawns, mature flower beds, established hedging, paved seating areas – in summary, just a lovely place to be and one that will be appreciated by viewers upon visiting the property.

KEY FEATURES

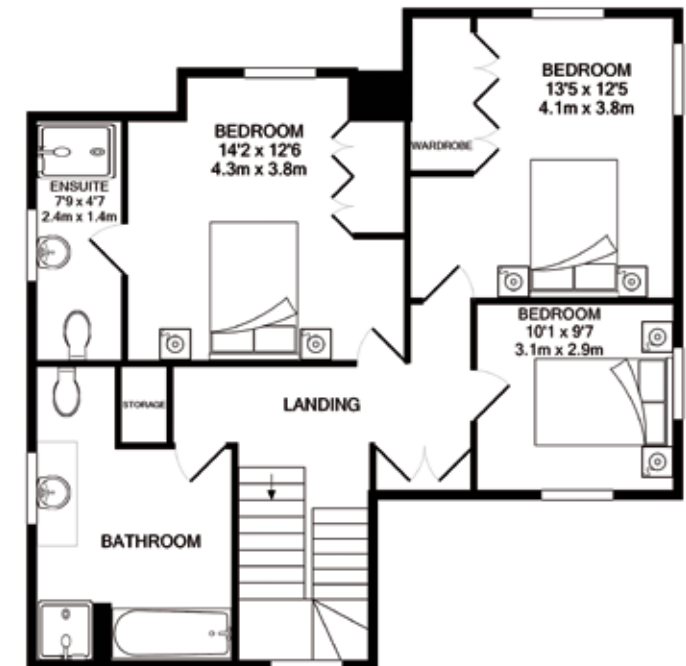
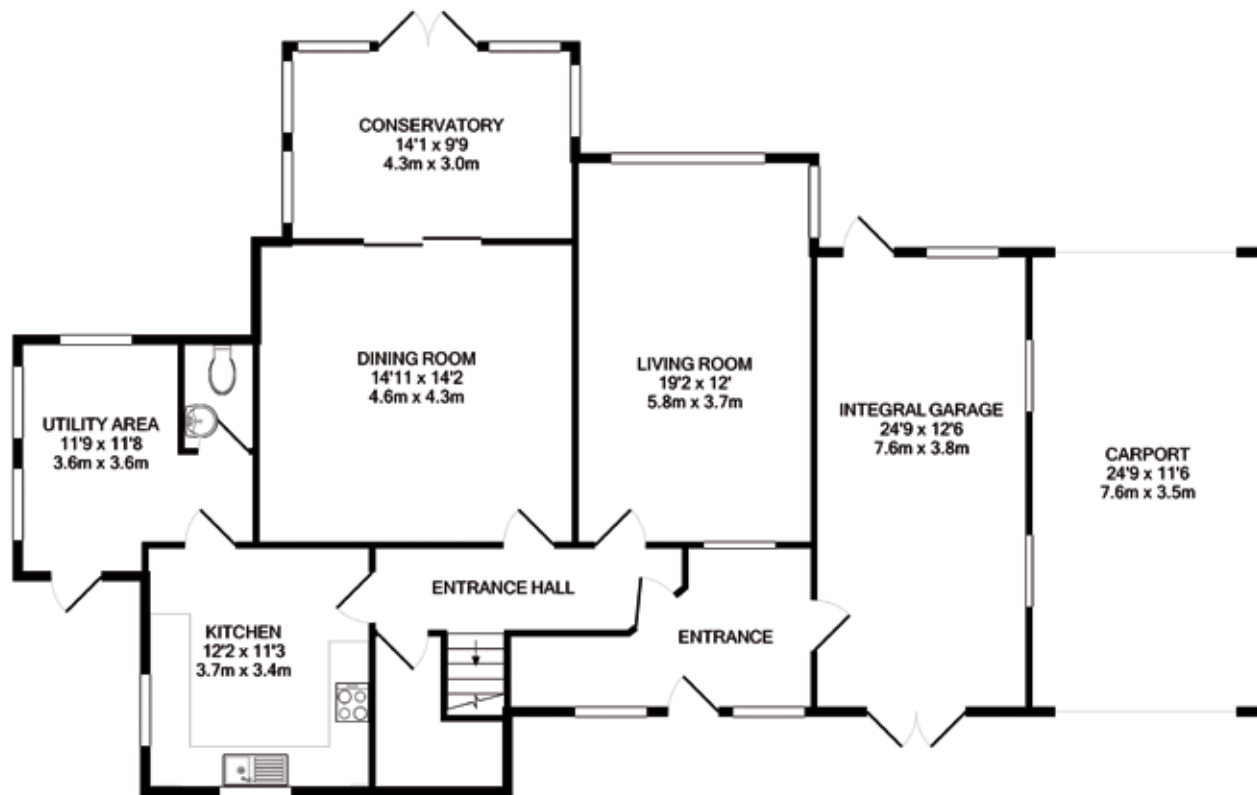
- 1950's individually built three double bedroom family home sat within 1/3 acre garden
- Located within highly desirable village, offered for sale with No Onward Chain
- Offering any would-be purchaser the ability to place their own stamp on a home

- Welcoming entrance, two reception rooms overlooking rear garden
- Fitted kitchen, cloakroom, utility and conservatory complete the ground floor accommodation
- Main bedroom enjoying fitted wardrobes and three piece en suite shower room
- Guest bedroom overlooks rear garden. Bedrooms two and three have fitted wardrobes
- Four-piece family bathroom
- Driveway parking for several vehicles, integral tandem garage plus car port
- Wonderful mature gardens to both front and rear
- A home that must be viewed to be fully appreciated

DIRECTIONS

Please enter the following postcode into your sat nav to locate the home: GL4 8EJ. Upon entering the village, pass the school on your right and then take the next left hand turn. The property can be found on the right as advertised by our 'For Sale' sign.





TOTAL APPROX. FLOOR AREA 2405 SQ.FT. (223.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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