



The Coach House

Upton St. Leonards, Gloucestershire



A beautifully presented barn conversion set in at the foot of the Cotswold escarpment.



Summary of accommodation Main House

Ground floor: Entrance hall | Kitchen/breakfast room | Dining room | Reception room | Study | Sitting room
Utility room | WC

First floor: Principal bedroom | En suite | 3 Double bedrooms | Family bathroom

Outside: Gardens approximately 0.4 acres | Brick courtyard | 2 secure, gated storage areas



Situation

(Distances and times are approximate)



A comprehensive range of amenities are available in Cheltenham and Gloucester with access to the Cotswold Hills being immediately on the doorstep.



Church of England primary school and a children's day nursery.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



The Coach House

An immaculate Grade II listed barn conversion located at the end of a no through lane with garaging and gardens.

Originally a barn and flanked by two barn conversions, the property makes up the major part of the scheme and is finished to a very high standard with lots of exposed stone, beams, character and fitted with luxury bathrooms. The property is well-proportioned and versatile in its arrangement, extending to around 2,692 square feet in total.

The house itself has a generous amount of reception space on the ground floor with a separate dining room, living room and large drawing room as well as a study all of which boast exposed beams and brick work with oak or leaded windows of differing shapes and sizes. The kitchen overlooks the front garden and driveway and is in keeping with the quality provided throughout the rest of the house.



Gardens

Outside, the property is set in just over a third of an acre and enjoys a pretty bricked courtyard at the rear of the house with lawned mature gardens to the front, ample parking and a garage, which also includes two large, secure, storage areas, all of which is gated from the lane.

Property Information

Guide Price: £975,000

Tenure: Freehold.

Services: Mains gas central heating. Mains water and electricity. Mains sewage.

Local Authority: Stroud District Council

Council Tax: Band G

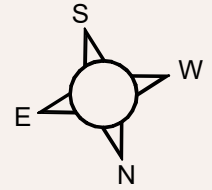
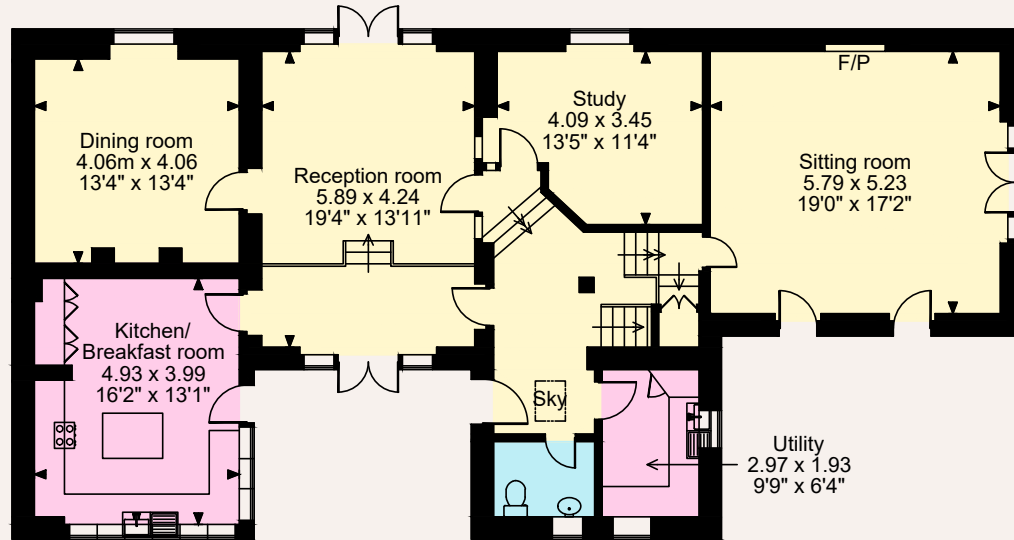
EPC: Exempt

Directions: Postcode: GL4 8ED

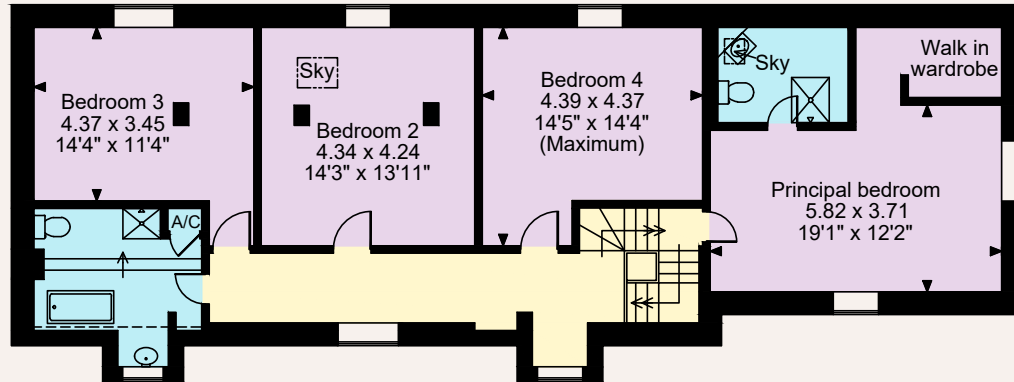
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
249 sq.m / 2,684 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank
123 Promenade
Cheltenham
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more

Tom Banwell
01242 246951
tom.banwell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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