

116 The Wheatridge East, Upton St. Leonards GL4 5DP

£475,000

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• No onward chain • Large South-Facing Mature Garden • Impressive Open-Plan Kitchen/Diner & Family Room • Five bedrooms and Two Bathrooms • Large Driveway and Garage • Popular Upton St. Leonards Location • Utility Room • Close to local schools and amenities • EPC Rating C69 • Gloucester City Council Tax Band D - £2,348.17 (2026/2027)

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59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accommodation

A welcoming entrance porch leads into the bright entrance hallway, with stairs to the first floor, useful under-stairs storage and access to the rear garden. The comfortable living room overlooks the front, while the impressive open-plan kitchen/diner provides a fantastic heart to the home, with French doors opening onto the garden, a range of fitted units, space for range cooker (Rangemaster available via separate negotiations), ample space for appliances and a lovely flow into the adjoining family room. A useful utility room and modern shower room complete the ground floor.

The spacious first floor offers five well-proportioned bedrooms, providing excellent flexibility for a growing family, home office or guest accommodation. The master bedroom and bedroom two benefit from built-in storage, while bedrooms three and five also offer useful fitted storage. A family bathroom with bath and shower over completes the accommodation, with the landing also providing access to the loft.

Outside

The property is approached via a generous block-paved driveway, providing excellent off-road parking and access to the integral garage. Mature hedging creates a good degree of privacy, with a pathway leading to the front entrance.

A real highlight of the property is the fantastic-sized, south-facing mature garden. Steps lead up to a generous lawned area, surrounded by an excellent variety of mature trees, hedging and well-stocked borders, creating a remarkably





private, mature south-facing garden that acts as a tranquil green retreat. There are two sheds to the rear, while a covered seating area is accessed directly from the kitchen/diner, providing a lovely space for outdoor entertaining. Gated side access adds further convenience.

Location
Boasting a thriving local community, Upton St Leonards is located approximately four miles from the historic Gloucester City Centre, offering a charming village location. Offering parishioners with a local store and post office, allotments, a public house, primary school, and community events, including the annual garden show, the highly sought-after location provides easy access to both the city centre, Cheltenham, and Bristol, making it ideal for working professionals, families, and those seeking strong transportation links.

Material Information
Tenure: Freehold.
Council Tax Band: Tax Band D
Local Authority and Rates: Gloucester City Council £2,348.17 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating (Mains Gas)
Broadband speed: Standard 3 Mbps, Superfast 61 Mbps, Ultrafast 1000 Mbps.
Mobile phone coverage: EE (Likely) O2 (Likely) Vodafone (Likely) and Three (Likely)

Agent Note
Please note that some of the internal images have been AI generated to show furniture.





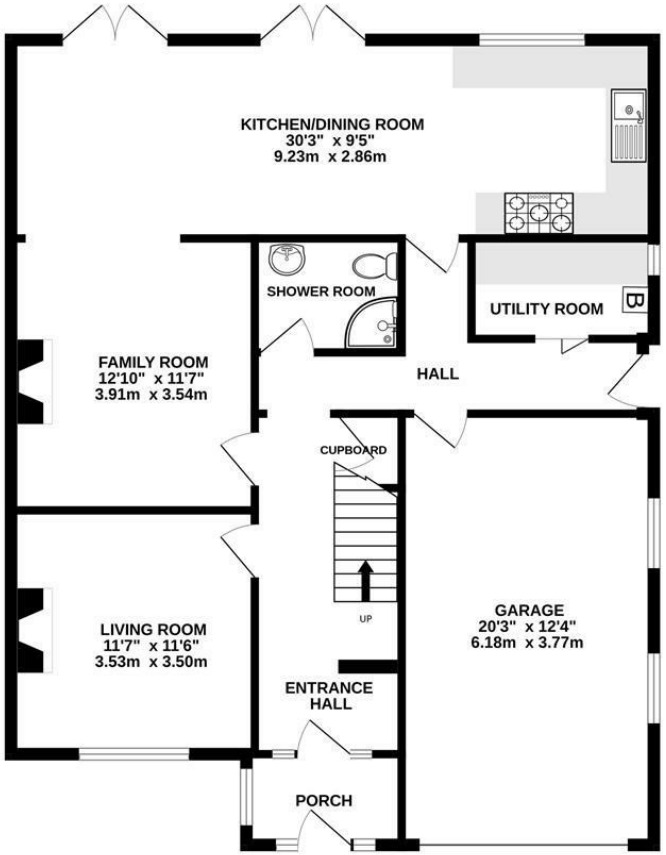




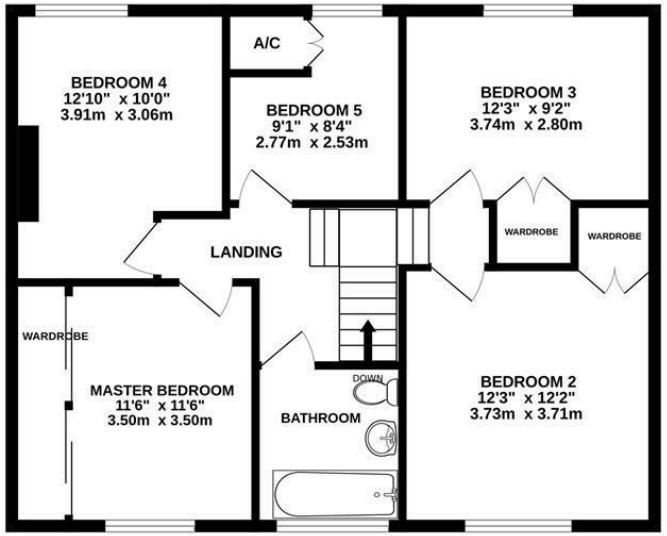




GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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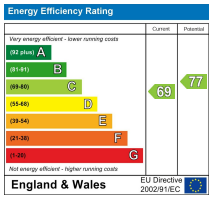
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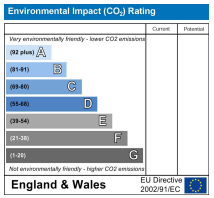
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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