

Avalon · Upton Hill · Upton St. Leonards

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Avalon
Upton Hill
Upton St. Leonards
GL4 8DD

A well situated family home enjoying spectacular views with spacious accommodation, open plan living, a swimming pool complex, established gardens and parking.

BEDROOMS: 4
BATHROOMS: 4
RECEPTION ROOMS: 4

OFFERS OVER £800,000

FEATURES

- Substantial Family Home
- Four Good-Sized Bedrooms
- Impressive Principal Suite
- Over 4600sqft of Space
- Open Plan Kitchen/Dining/Family Room
- Swim Spa and Hot Tub
- Exceptional Views
- Garage and Parking
- Established Gardens
- Private Road Location







AGENTS NOTE

The property has spray foam insulation installed within the roof space. Buyers are advised to make their own enquiries with their mortgage lender and surveyor regarding suitability and lending criteria.

DESCRIPTION

Centred around a useful reception hall, Avalon's accommodation is well-proportioned. The sitting room is a particularly impressive space, a wood burning stove forms the focal point to the room while the bay window provides plenty of natural light. A separate office is positioned alongside with a window to the front.

On the opposite side of the reception hall is the dining room, featuring a bay window overlooking the neighbouring fields, behind is a ground floor bedroom, providing accessible accommodation.

Undoubtedly the heart of the home is the superb kitchen/breakfast/family room, an open-plan space with large sliding doors that lead to the sun terrace which offers stunning views across the valley. The kitchen has contemporary cream units with a range of integral appliances. The space provides a wonderfully sociable setting and connects naturally with the rear of the property. A separate utility room provides practical space, while a ground floor bathroom completes this part of the home.

A particularly notable feature of Avalon is the impressive indoor swimming pool complex. The room incorporates a substantial resistance swimming pool (otherwise known as a swim spa), with an adjoining hot tub area and utility/boot room, creating an excellent space for leisure and entertaining.

On the first floor, the accommodation continues with three further bedrooms. Two are particularly generous double rooms, both benefiting from adjoining bathroom facilities, while the third bedroom serves as a bedroom suite, offering a dressing room, walk in wardrobe, dressing area, large ensuite and fitted wardrobes. There is also access to the roof which could be converted into a balcony (STP)

Immediately adjoining the house is a paved and raised terraced area, providing ideal space for outdoor dining and entertaining, with steps connecting to the garden.

To the rear, the home enjoys a generous and established garden, with a wonderfully private setting thanks to the mature trees and shrubs creating a leafy backdrop. A broad area of lawn extends away from the house, interspersed with established planting. An attractive feature is the ornamental pond, surrounded by mature waterside planting, adding further character to the grounds.

The home is further complemented by a substantial garage/workshop, together with separate boiler and storerooms and ample parking.







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 Rococo Gardens on your left. Continue for 2.4 miles and then turn right into the private road. Continue straight and Avalon will be located on the left hand side shortly afterwards.

LOCATION

One of the standout features of Avalon is its tucked-away setting. Positioned on the outskirts of the village of Upton St Leonards, the property is approached via a private road.

Upton St Leonards is a charming historic village with a strong community spirit, offering a village shop and post office, coffee shop, pub, farm shop, medieval church, and a range of active sports clubs and local societies. The surrounding countryside provides beautiful walks, including routes to the picturesque Cotswold village of Painswick and its renowned golf course.

The area is highly regarded for its excellent choice of state, grammar and independent schools, while Gloucester, Cheltenham and the M5 motorway are all easily accessible. Mainline rail services from Stroud provide direct connections to London Paddington in just over 90 minutes.



Avalon, Upton Hill, Upton St. Leonards, Gloucestershire

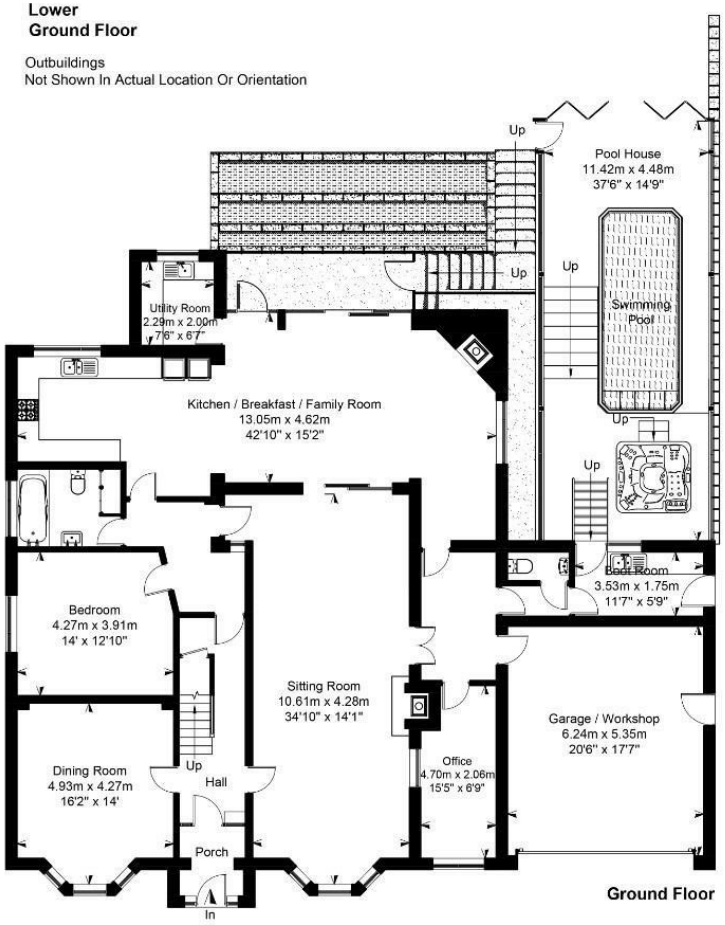
	Approximate IPMS2 Floor Area
House	346 sq metres / 3724 sq feet
Pool House	51 sq metres / 549 sq feet
Garage	33 sq metres / 355 sq feet
Boiler Room / Store	6 sq metres / 65 sq feet
Total	436 sq metres / 4693 sq feet
(Includes Limited Use Area	14 sq metres / 150 sq feet)

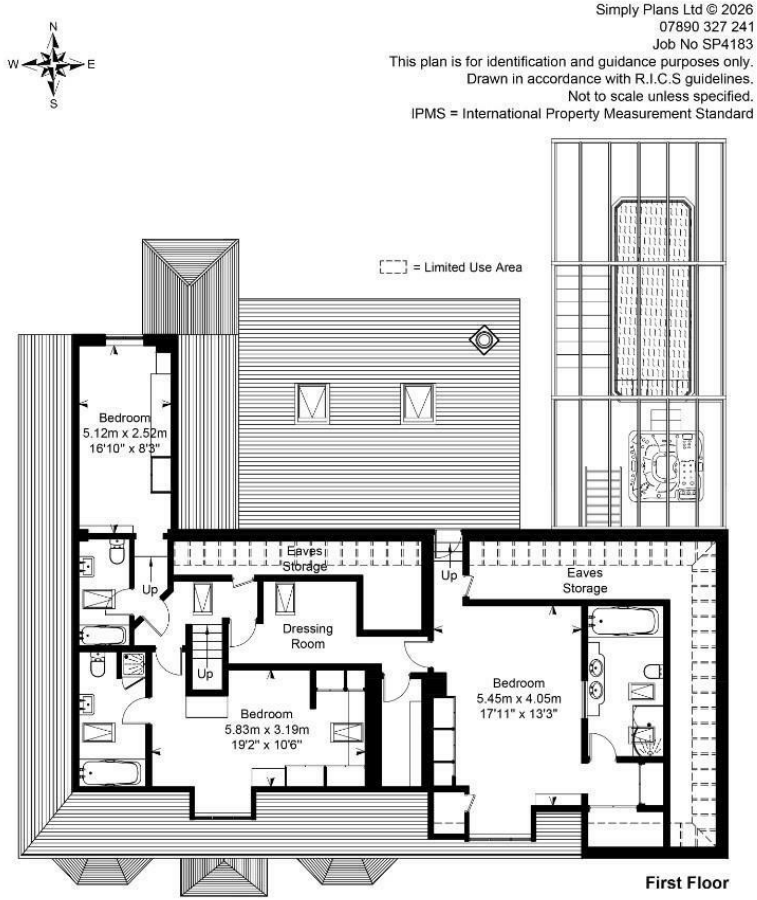
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Lower Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation





SUBJECT TO CONTRACT

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TENURE
Freehold
EPC
C
SERVICES
Mains electricity, water and gas. Gas CH. Septic tank drainage. Stroud District Council Tax Band: G Charge: £3994.57. OFCOM checker broadband standard 24Mbps, ultrafast 1000Mbps. Mobile, EE, o2, Three, Vodafone all good or variable indoor and outdoor. The property has spray foam insulation installed within the roof space. Buyers are advised to make their own enquiries with their mortgage lender and surveyor regarding suitability and lending criteria.

For more information or to book a viewing please call our Painswick office on 01452 814655