



JAMES PYLE^{Co.}

BONDEND FARM

Bond End Farm, Bondend Road, Upton St. Leonards, Gloucester, Gloucestershire, GL4 8ED

Listed 1600s Farmhouse
Abundance of Charm & History
4 Double Bedrooms, 2 Bathrooms
Plus 1 Bedroom Self-Contained
Annexe
Large Mature Gardens
Garaging/Workshop



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1 acres
Approximately 2,341 sq ft

£3,750 pcm

‘Set within 1 acre of beautiful gardens, this enchanting Grade II Listed farmhouse is accompanied by a 1 bedroom annexe and is peacefully positioned on the leafy edge of the village.’



The Property

DESCRIPTION Bondend Farm is an enchanting Grade II Listed timber-framed farmhouse rumoured to have once hosted Henry VIII as a guest. Boasting beautiful gardens extending to 1 acre, the farmhouse is positioned on the edge of Upton St. Leonards set down leafy rural lanes and yet an easily accessible walking distance to the village's amenities and additionally is very well-situated for commuter road networks to Gloucester, Cheltenham and the M5. This historic farmhouse is believed to date back to the 1600s with later extensions added into the 1700s. There is an abundance of charm and character featured throughout including large inglenook fireplaces, oak beams, oak plank doors and a remarkable oriel window which is thought to have been salvaged from a galleon ship.

The spacious accommodation of the main house extends in all to 2,341 sq.ft. with further accommodation of a 1 bedroom annexe plus a large workshop/garage bringing the total square footage up to a substantial 3,893 sq.ft. The principal house comprises briefly three good-sized reception rooms, oak fitted kitchen/breakfast room while upstairs there are four double bedrooms and two bathrooms.

The charming annexe is set within a converted former dairy barn featuring an open plan ground floor kitchen/reception and bedroom with en-suite located on the first floor.

The mature gardens are positioned predominately to the west and north aspect of the farmhouse and offer a delightful and

private oasis to enjoy with extensive lawns, vibrant flower beds and an orchard. Adjacent to the garaging, there is driveway parking for numerous vehicles.

SITUATION Upton St. Leonards is a pretty village set between the Cotswold escarpment and the city of Gloucester. The village offers a host of amenities including the popular C of E primary school, village shop and post office, church and active village hall. The village also has a range of sports clubs including tennis and cricket. The large city of Gloucester is just a couple of miles away with a complete range of facilities available. Gloucester train station provides intercity connections to London while junction 11a of the M5 motorway is just a 10 minute drive away.

Directions

From the B4073, take Birchill Lane by the Kings Head pub as sign posted to Upton St. Leonards. Enter the village and continue all the way through to take the very last left hand turn at the crossroads into Bondend Road. Opposite the primary school, the left hand turn and locate the property down the lane on the left hand side.

Postcode GL4 8ED

What3Words ///deal.survey.golf

Local Authority

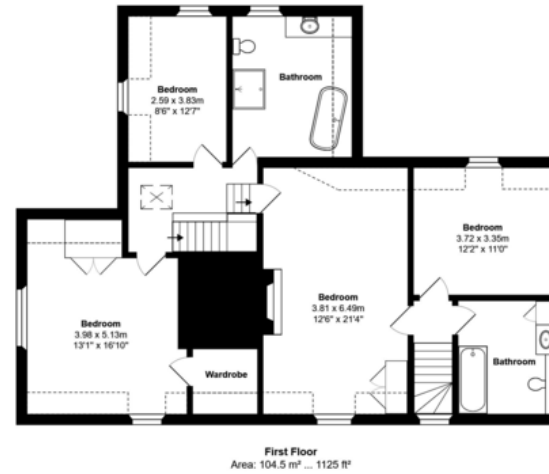
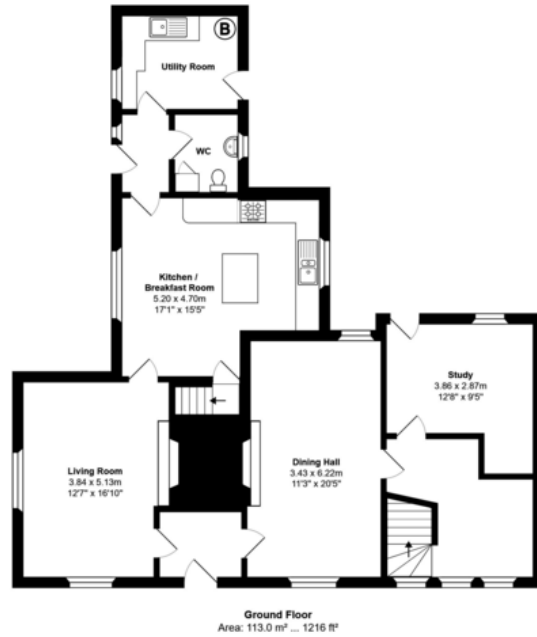
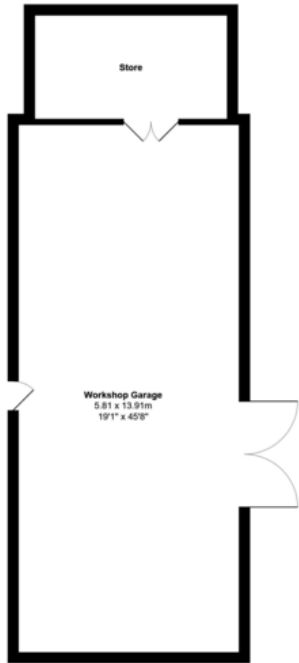
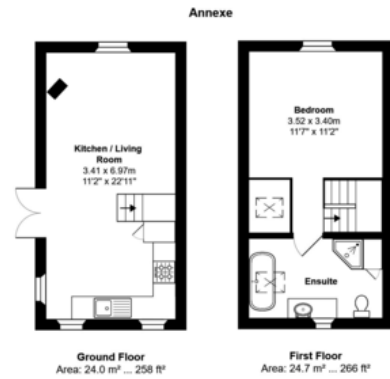
Stroud District Council

Council Tax Band

G £3,217



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	45 e	
21-38	F		
1-20	G		



Main House Area: 217.4 m.sq. 2341 sq.ft.

Total Area: 361.6 m² ... 3893 ft²

All measurements are approximate and for display purposes only

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