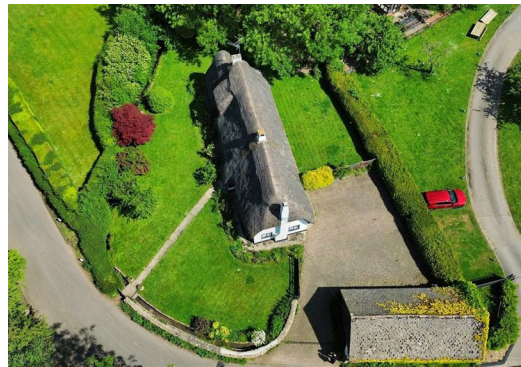




THOMAS



**Primrose Cottage High Street, Gloucester, GL4 8DN Asking Price £600,000**

Primrose Cottage is a truly enchanting Grade II listed thatched home, beautifully positioned within the desirable village of Upton St Leonards. Rich in character and timeless charm, this picturesque black-and-white cottage sits proudly within generous lawned gardens, offering an idyllic countryside setting with exceptional kerb appeal.

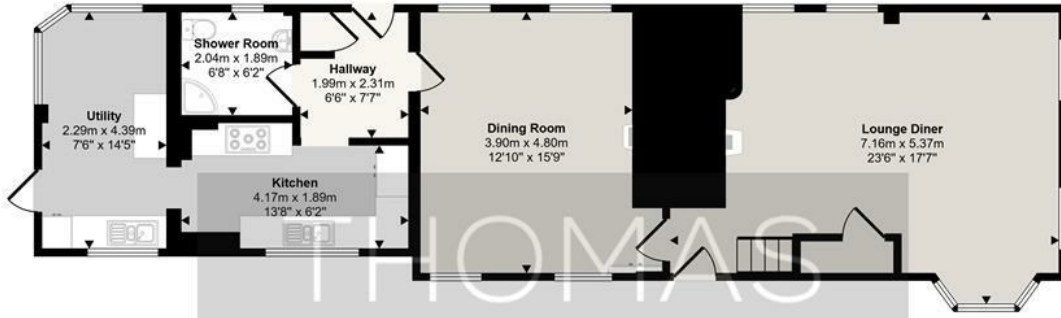
Behind its striking thatched façade, the property combines period features with comfortable family living, showcasing exposed beams, cosy reception spaces, and a welcoming atmosphere throughout. The property benefits from two bedrooms, downstairs and upstairs shower rooms as well as a newly fitted gas boiler.

The mature gardens create a wonderful sense of privacy and tranquillity, while the sweeping approach and traditional styling evoke the charm of a quintessential English country cottage.

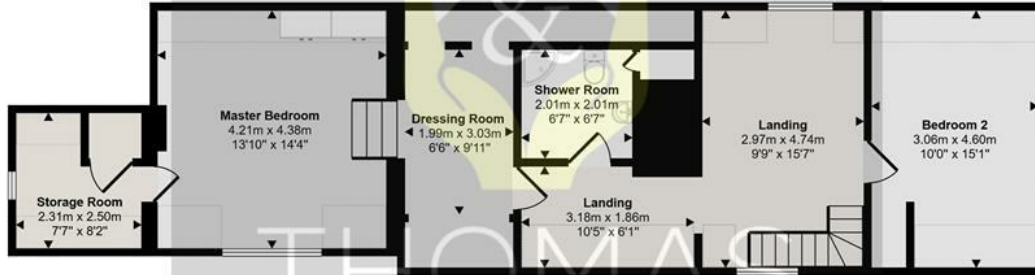
Surrounded by rolling Gloucestershire countryside yet conveniently located for Gloucester and Cheltenham, Primrose Cottage offers a rare opportunity to enjoy village life in one of the area's most sought-after locations. A unique and characterful home, perfectly suited for those seeking charm, space, and rural beauty.

- Detached thatched roof cottage
  - Grade II listed
  - Chain free
- Double garage and ample gated parking
- Located on generous plot with wrap around gardens
  - Character property located in picturesque village

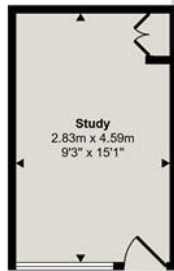
Approx Gross Internal Area  
181 sq m / 1951 sq ft




Ground Floor  
Approx 88 sq m / 944 sq ft



First Floor  
Approx 81 sq m / 868 sq ft



Outbuilding  
Approx 13 sq m / 140 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.