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THOMAS & THOMAS property

1 Moorend Cottages Watery Lane, Gloucester, GL4 8DW Asking Price £400,000

Nestled in the highly sought-after village of Upton St Leonards, this beautifully presented character cottage seamlessly blends period charm with contemporary living. Occupying a delightful rural setting and backing onto open farmland, the property enjoys picturesque views and a peaceful atmosphere while remaining within easy reach of local amenities and transport links.

Sympathetically modernised throughout, the home retains many of its original features, complemented by high-quality finishes that create a warm and inviting living environment. The accommodation offers a perfect balance of character and practicality, making it ideally suited to a range of buyers.

Externally, the property benefits from a private driveway providing off-road parking, along with a garage for additional storage or parking. The idyllic setting offers an excellent opportunity to enjoy countryside living from the comfort of your own home.

Further enhancing its appeal, the property has been thoughtfully upgraded with a recently installed septic tank, a solar PV system, and an air source heat pump, resulting in exceptional energy efficiency and an impressive EPC Grade A. Combining timeless character with sustainable modern technology, this is a rare opportunity to acquire a charming village home in one of the area's most desirable locations.

- Three Bedrooms
- Offered to the market chain free
- Vast countryside views
- Air source seat pump & owned solar panels
- Driveway parking for multiple cars
- Quiet location

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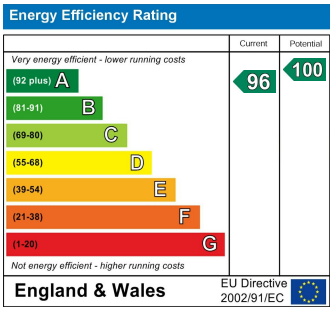
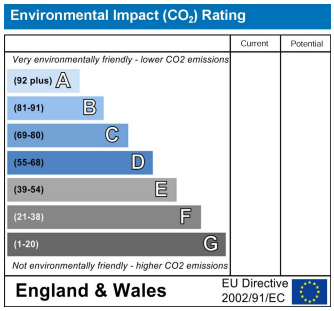
Approx Gross Internal Area
95 sq m / 1023 sq ft

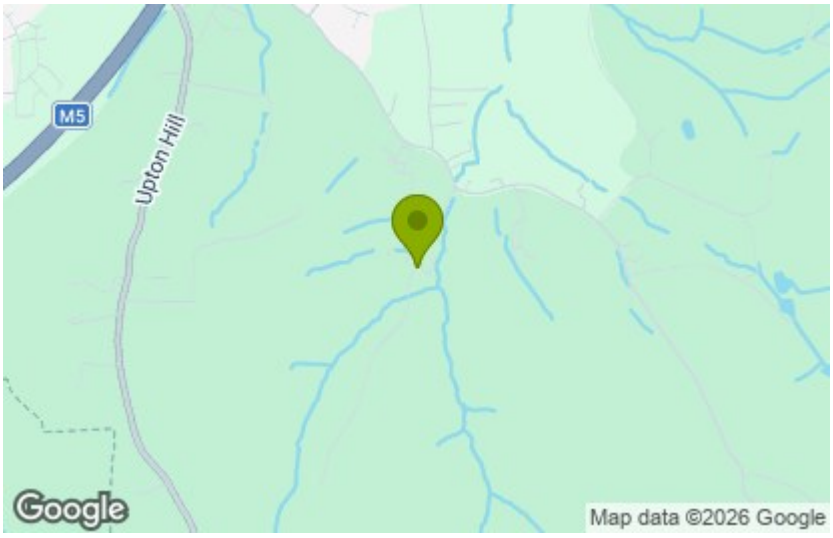
Ground Floor
Approx 54 sq m / 583 sq ft

First Floor
Approx 41 sq m / 440 sq ft

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.







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