



**East House, 40 Upton's Garden, Whitminster, Gloucestershire, GL2 7LP**

Impressive period home  
 Part of a Grade II listed manor house  
 Superb Georgian proportions and ceiling height  
 2 double bedrooms, 2 bathrooms  
 Magnificent drawing room  
 Fully integrated kitchen/breakfast room  
 Garage and allocated parking  
 Communal grounds of 2 acres  
 Edge of village with far-reaching views



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £360,000

Approximately 1,584 sq.ft.

‘Surrounded by 2 acres of communal parkland, this impressive 2 bedroom period home forms part of a Grade II listed manor house with superb Georgian proportions’



### The Property

East House is an impressively proportioned two-bedroom property occupying a wing within the former Grade II listed manor house, Parklands. Parklands was constructed in 1823 and in more modern time was used as a boarding school before being sympathetically converted in 2004 by Swanhill Builders into two houses and four apartments. The property displays stunning features typical to the Georgian era including exceptional 12ft high ceilings, sash windows complete with shutters, cast iron radiators, decorative cornices, and panelled doors.

With generous room sizes filled with natural light, the accommodation extends to 1,584 sq.ft. and is beautifully presented. A grand entrance hall has a WC off, a cupboard housing a tumble dryer beneath the galleried staircase and a further store cupboard. The kitchen/breakfast room is well-fitted with a brand-new dishwasher and washing machine, as well as an induction hob and oven,

microwave, and fridge/freezer. A magnificent drawing room is at the heart of the ground floor with incredible ceiling height and floor to ceiling windows and doors spilling out to the grounds. A marble effect fireplace has an electric stove inset. Upstairs, the principal bedroom suite mirrors the superb proportions of the drawing room boasting far reaching views over the Cotswold escarpment. There is an en-suite shower room within the main bedroom. Off the galleried landing, there is the family bathroom with shower over the bath and the second double bedroom.

Externally, the property benefits from an en-bloc garage which has sensor lighting, and an allocated parking space in addition. The garage has a boarded loft area for storage.

The property is set within equally as impressive grounds of over 2 acres. The beautifully maintained grounds are communally shared laid to lawn with mature trees. The whole occupies a superb position on the edge of the village, with excellent far-

reaching views across the River Severn to the Forest of Dean, and the Cotswold hills behind.

### Situation

The village of Whitminster is an excellent location perfect for the commuter with convenient access to the A38 and M5 motorway providing links to Gloucester, Bristol, Cheltenham and beyond. The village has a good range of amenities including a popular primary school, general store, large garden centre with restaurant, various takeaway outlets and a pub. There is also the village playing fields and a football club close by. The Cotswold market town of Stroud is only 6 miles away with further amenities and train station. There is a broad choice of secondary schools within the area.

### Tenure & Services

The property is Leasehold with a 999-year lease commenced in 2004. The building is managed by Ash Management company with a

service charge of £3,186.02 p/a. Mains gas, electricity, water and drainage is connected.

### Directions

From Junction 13 of the M5 head towards the A38 and turn right at the roundabout. Then take the first left onto School Lane into Whitminster. At the mini roundabout take a left into Upton's Garden. Follow the road to the locate the property at the very far end. Postcode GL2 7LP.  
 What3words: ///monkeys.fidelity.punch

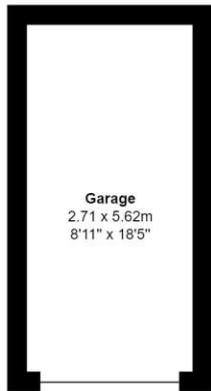
### Local Authority

Stroud District Council

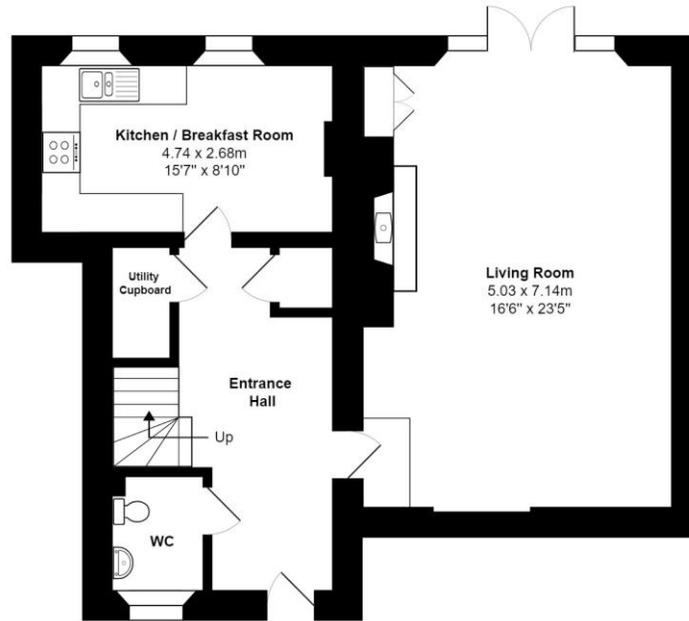
### Council Tax Band

E

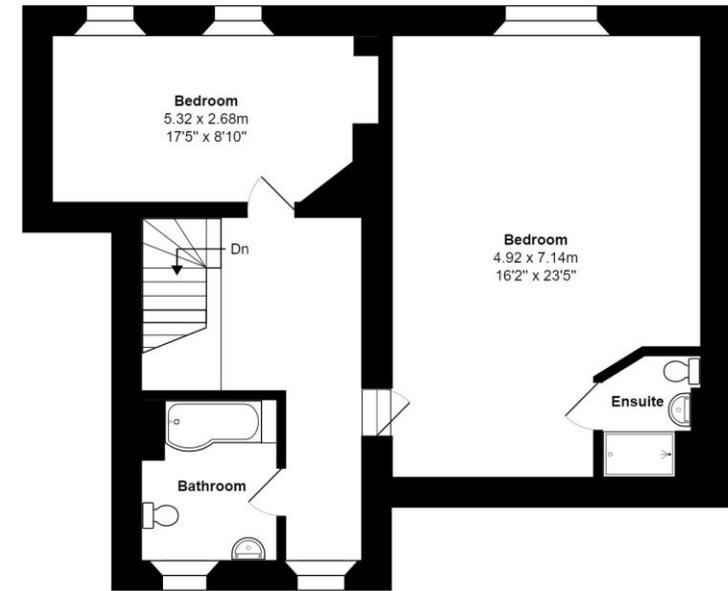




Garage not shown in actual position or orientation.



**Ground Floor**



**First Floor**

Total Area: 147.1 m<sup>2</sup> ... 1584 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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