

An aerial photograph of a large, multi-story stone house with a complex roofline featuring several gables and chimneys. The house is surrounded by a well-maintained lawn and numerous trees, including tall evergreens and large deciduous trees. To the right of the house, there is a rectangular swimming pool with a blue interior and a light-colored deck. A paved driveway leads to the front of the house, and a small stone structure is visible near the entrance. The background shows a dense line of trees and a distant view of a town under a blue sky with scattered clouds.

Brookthorpe

 Nick  
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ESTATE AGENTS



# Brookthorpe

Upton Lane, Brookthorpe, Gloucester, GL4 0UT

Guide Price £1,200,000 Freehold

A substantial 6 bedroom, detached family house with swimming pool, triple carport and garage, set in approx. 2.5 acres.

APPROX 5000 SQUARE FEET • reception hall • living room • kitchen • breakfast room • utility room • dining room • home office • games room • 6 bedrooms • 4 bath/shower rooms • loft room • triple carport & garage • swimming pool • approx. 2.5 acres • no onward chain

## Description

An impressive detached house, extending to approx. 5000 square feet and offered for sale with no onward chain. The substantial accommodation includes a grand reception hall, 31' x 17'7" living room, kitchen, breakfast room, and a charming dining room with exposed beams and feature fireplace. Also on the ground floor is a games room, home office, utility room, and a shower room. Upstairs, there are 6 double bedrooms, 3 bath/shower rooms (2 en suite), and a loft room. Outside, there is a triple carport, large double garage, large lawned gardens and swimming pool, in all approx. 2.5 acres.

## Further Information:

**Local Authority** Stroud District Council. **Tax Band** G. **Electricity** Mains.

**Water** Mains. **Sewerage** Private treatment plant. **Heating** Oil Central

Heating. **Broadband** FTTP currently connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

**Please Note** The section marked green on the plan is the property and the area for sale.







## Situation

Brookthorpe is a semi rural village with a church, pub and village Hall, conveniently situated within easy reach of the M5 and glorious surrounding countryside. Excellent private and state secondary schools are available in nearby Gloucester, Cheltenham and Stroud with Haresfield a few miles away offering a C of E Primary School. The M5 approx. 2.5 miles away provides easy access to Bristol, Bath and Cheltenham. Gloucester is the nearest train station approx. 4 miles away.

## Brookthorpe House

Approximate Gross Internal Area

House = 5016 sq ft - 466 sq m

Garage = 775 sq ft - 72 sq m

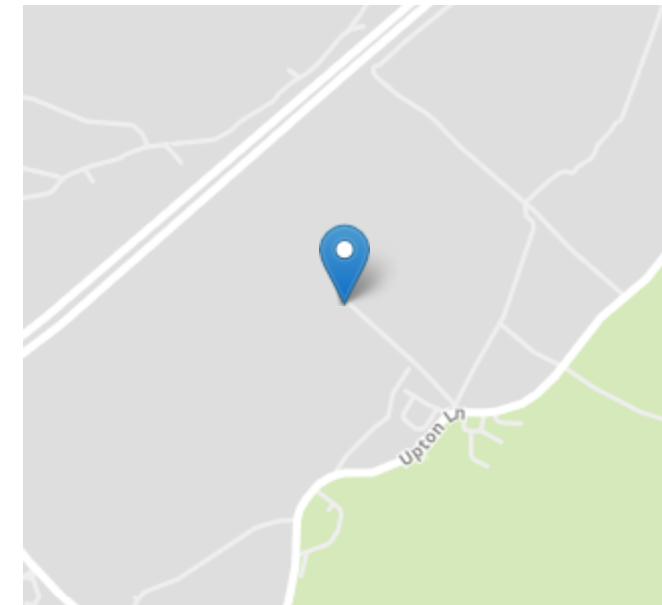
Total : 5791 sq ft - 538 sq m  
(Excluding Void)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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