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**PRICE: £725,000**

**REF: CD22831**

**Meadowlea  
Pirton Lane  
Churchdown  
Gloucester  
GL3 2QE**



**A SUBSTANTIAL DETACHED FIVE BEDROOM FAMILY HOME IN A VERY DESIRABLE LOCATION**

**SITTING ROOM: DINING ROOM: STUDY: KITCHEN: FAMILY/BREAKFAST ROOM: CLOAKROOM: UTILITY: FIVE BEDROOMS: EN-SUITE TO BOTH MASTER AND GUEST BEDROOM: FAMILY BATHROOM: GAS-FIRED CENTRAL HEATING: DOUBLE-GLAZING: DETACHED DOUBLE GARAGE WITH STUDIO ROOM ABOVE: GOOD FRONTAGE: VERY PLEASANT REAR GARDEN WITH STUNNING VIEWS TO CHOSEN HILL**

**Estate Agents**

**Surveyors**

**Valuers**

**Auctioneers**

**FOUR LOCAL OFFICES**

## MEADOWLEA PIRTON LANE CHURCHDOWN GLOUCESTER GL3 2QE

Meadowlea is a substantial detached family residence having been sympathetically extended and updated by the present owners and now providing very good size flexible living accommodation. The plot occupies a very desirable location with stunning, far-reaching views to Chosen Hill to the rear. Benefiting from double-glazing, warmed by gas-fired central heating and with the added advantage of a studio room above the garage the accommodation is arranged as follows: -

Entrance porch with outside lighting and slate flooring. Oak pillars. Stone sill with key stone. Power point. Composite entrance door with side panels to either side to: -

**ENTRANCE HALL:** Continuation of the slate flooring from the entrance porch. Double-glazed window to side elevation. Double panelled radiator. Alarm control panel. Built-in seating/storage cupboards. Glazed panelled door into: -

**INNER HALLWAY:** Attractive wooden parquet flooring. Radiator. Power points. Stairs to first floor. White Georgian panelled doors to: -

**STUDY:** **12'2 (3.7m) x Approximately 9'3 (2.81m).** Double-glazed window to front elevation. Double panelled radiator. Television point. Telephone point. Power points.



**SITTING ROOM:** **19'8 (5.99m) x 12'0 (3.65m).** Double-glazed double French doors to rear garden. Polished composite stone fire surround with inset coal effect basket living flame gas fire (please note this is an open flue). Double panelled radiator. Television/Cable point. Power points. Two wall light points. White Georgian panelled double doors through to the family/breakfast room.



**DINING ROOM:** **13'1 (3.99m) x 11'8 (3.55m).** Continuation of the hallway wooden parquet flooring. Double-glazed window to front elevation. Double panelled radiator. Coving to ceiling. Power points.

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### KITCHEN:



**15'9 (4.79m) x 11'6 (3.5m).** Ceramic tiled flooring. Modern fitted kitchen of extensive wall units with spotlights underneath and base units with roll edge laminated work surfaces. Space for range-style oven. Integrated dishwasher. 1½ bowl single drainer sink unit with mono bloc chrome tap over. Space for American-style double fridge/ freezer. Mosaic-style tiling to walls. Central ceiling spotlight. Power point. Television point. Double-glazed window and door to side elevation. Double-glazed window to rear garden. Heated towel rail. Open through to: -

### FAMILY/BREAKFAST ROOM:

**15'0 (4.56m) x 16'3 (4.96m).** Continuation of ceramic tiled flooring from the kitchen. Double panelled radiator. Wall light points. Television and cable points. Telephone point. Power points. Double-glazed double French doors with full length double-glazed side panels to rear garden with panoramic views to Chosen Hill. Additional double-glazed windows to both sides.

From the entrance hallway door to: -



### CLOAKROOM:

Tiled flooring. Low level W.C. with concealed cistern. Vanity wash hand basin with chrome tap and cupboard beneath. Heated towel rail. Wall-mounted medicine cabinet with mirror inside. Frosted double-glazed window to side elevation. Extractor fan.

### UTILITY/BOILER ROOM:

**8'10 (2.68m) x 8'8 (2.63m) plus boiler area recess.** Slate flooring. Fitted kitchen of base units, larder units and double wall units. Stainless steel single drainer sink unit. Plumbing for automatic washing machine. Space for tumble dryer. Double-glazed window and door to side elevation. Fuse board. Gas meter. Wall-mounted 'Worcester Green Star HE' condensing boiler with digital timer control supplying central heating system and domestic hot water. Further cupboard housing the 'Megaflow' hot water cylinder. Extractor fan.



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From the entrance hallway stairs with painted balustrade lead up to: -

**LANDING:** 7'9 (2.37m) x 7'6 (2.28m). Galleried landing with snug area. Television point. Built-in, fold down loft ladder giving access to part-boarded loft space with light and power. Power points. 'Telewest' broadband point. Television point. Double panelled radiator. Double-glazed windows to both front and side elevation. Linen cupboard with radiator and lattice shelving. Stripped pine doors to: -

**MASTER BEDROOM SUITE:** 15'0 (4.57m) x 14'3 (4.35m). Stripped wood flooring. Built-in bedroom furniture to one complete elevation comprising of three double and one single wardrobes. Large double-glazed window to rear elevation with panoramic views to Chosen Hill. Double panelled radiator. Power points. Television point. Ceiling spotlights. Entrance corridor to master suite with stripped pine door to: -



**EN-SUITE SHOWER ROOM:** Fully-tiled enclosed shower cubicle with thermostatic shower. Vanity twin bowl wash hand basins with mono bloc chrome taps over and double base units beneath. Low level W.C. Tiled-effect wood laminate flooring. Heated towel rail. Mosaic tiled dado border. Light tunnel. Extractor fan. Ceiling spotlights. Twin over-mirror lighting.



**BEDROOM 2/GUEST ROOM 12'1 (3.69m) x 9'4 (2.84m).** Stripped wood flooring. Double-glazed window to front elevation. Double panelled radiator. Power points. Double built-in wardrobe. Stripped wood door to: -

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### EN-SUITE SHOWER ROOM:

Fully-tiled enclosed shower cubicle with thermostatic shower. Vanity wash hand basin with mono bloc chrome tap over and storage unit beneath. Low level W.C. Frosted double-glazed window to side elevation. Radiator. Tiled effect wood laminate flooring. Shaver point with fluorescent light. Extractor fan. Ceiling spotlights.



### BEDROOM 3:

13'4 (4.07m) x 12'0 (3.65m). Double-glazed window to front elevation. Double panelled radiator. Power points.

### BEDROOM 4:

12'2 (3.71m) x 12'1 (3.67m). Double-glazed window to rear elevation with views to Chosen Hill. Double panelled radiator. Power points.



### BEDROOM 5:

15'10 (4.83m) x 9'0 (2.74m). Double-glazed windows to both rear and side elevations. Double panelled radiator. Power points.

### FAMILY BATHROOM:

White suite of claw footed roll-edge bath with chrome fittings and chrome hand held mixer tap shower. Pedestal wash hand basin with mono bloc chrome tap over. Low level W.C. Enclosed double shower unit with chrome shower head on thermostatic shower. Stripped wood panelling to wooden dado border with mosaic tiled border above. Frosted double-glazed window to side elevation. Double panelled radiator. Heated towel rail. Shaver point with fluorescent light. Extractor fan. Ceiling spotlights.



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### OUTSIDE:

**FRONT GARDEN:** Extensive washed gravel hard standing driveway with parking for several vehicles. Outside power point. Stocked flower/shrub borders. Sleeper retained flower bed. Edged and fronted by hedging/fencing.

**DOUBLE DETACHED GARAGE:** 19'0 (5.78m) x 16'10 (5.14m). 'Garador Auto Expert' electronic remote-controlled double up and over door. Twin strip fluorescent lighting. Power points. Fuse board. Water heater for the annex room above.

To the side of the garage is a wrought iron staircase leading up to: -



**STUDIO/ANNEX ROOM: 18'10 (5.73m) x 12'3 (3.74m).** Outside light. Wood laminate flooring. Double-glazed window to front elevation. 'Velux' ceiling window to side elevation. Power points. Television point. Telephone point. Kitchenette area with stainless steel single drainer sink unit. Integrated two ring hob. Integrated fridge. Space for microwave. Ceiling spotlights. White Georgian panelled door to: -

**SHOWER ROOM:** Fully-tiled enclosed shower cubicle with 'Mira Sport' electric shower. Corner wash hand basin with tiled splash back. Low level W.C. Plumbing for washing machine. Extractor fan.

**Agents note – the studio room has previously been let under the Government 'Rent-a-Room Scheme' and could achieve rental in the region of £350.00 to £400.00 per calendar month.**

Gated side access to both sides of the property leading through to: -

**REAR GARDEN:** Patio area to the side of the property leading on to an extensive raised decked area enclosed by roping with lighting and steps leading down to the shaped lawn with abundantly stocked flower/shrub borders. Concealed lighting throughout the borders. Further patio area to the rear of the French doors from the sitting room. Central stepped pathway with wooden sleeper steps to a further smaller lawned area at the rear of the garden. Mature 'Acer' tree. Two double power points. Outside tap to the side of the property. Hidden timber garden shed with small area of storage and garden composter to the rear. The whole enclosed by panelled fencing/hedging with spectacular views to Chosen Hill.

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**Agents note - There is a computer operated irrigation system to both front and rear gardens.**



MEASUREMENTS TO FACE UNLESS STATED OTHERWISE

APPROXIMATE MEASUREMENTS  
 ALL MEASUREMENTS ARE APPROXIMATE  
 BY APPOINTMENT VIA THE AGENT

**ENERGY RATING:**  
**AGENTS NOTE:**  
**VIEWING:**

**D - 66**  
**ALL MEASUREMENTS ARE APPROXIMATE**  
**BY APPOINTMENT VIA THE AGENT**