



**Astra House Pirton Lane, Gloucester, GL3 2QE**

**Asking Price £1,000,000**

Welcome to Astra House, an elegant detached family home located on Pirton Lane in the sought-after village of Churchdown. This stunning property boasts five spacious bedrooms, perfect for a growing family. As you step inside, you'll be greeted by not one, not two, but five reception rooms, offering plenty of space for entertaining, relaxing, or even setting up a home office.

This detached house spans an impressive 2,923 sq ft, providing ample space for all your needs. The property also features a detached double garage, ideal for keeping your vehicles secure and protected. One of the standout features of this property is the potential to create an annexe on the ground floor, providing a separate living space for guests or extended family. The flexibility of this option adds a unique touch to this already impressive home.

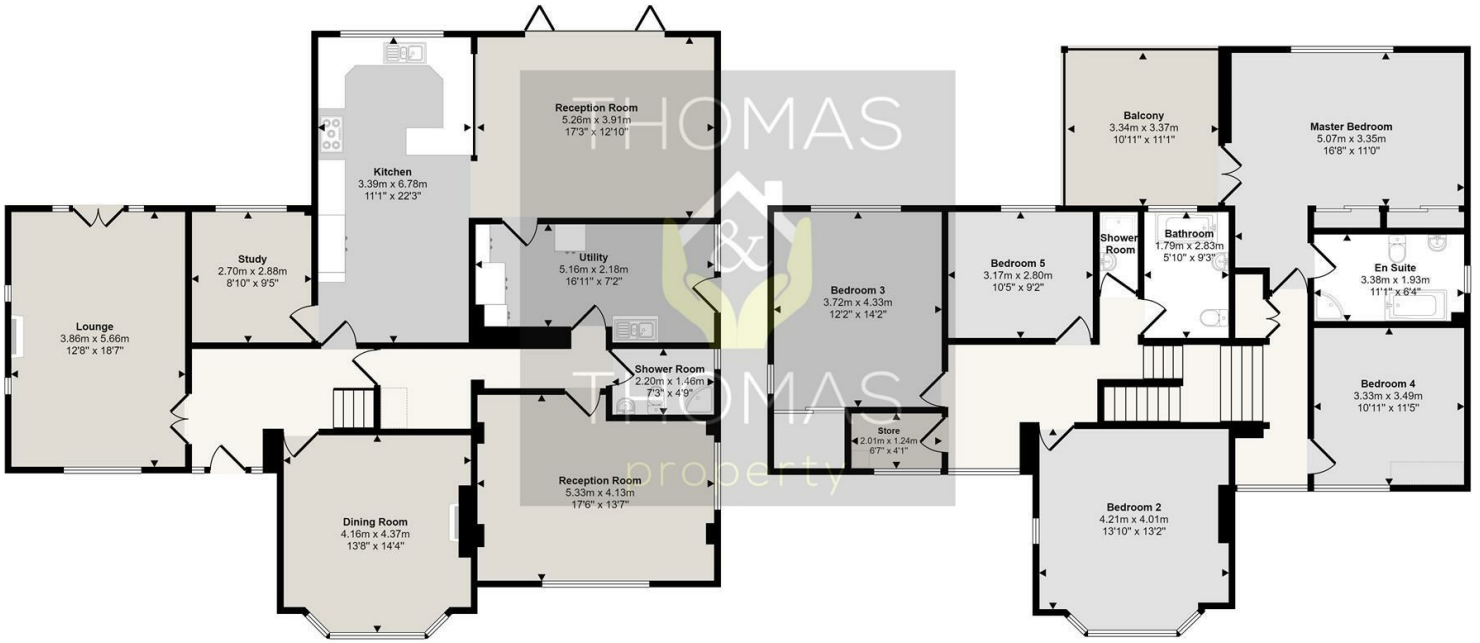
And for those who enjoy a bit of creativity or need a quiet space to work, the garden studio offers the perfect retreat. Whether you're an artist, writer, or simply need a peaceful sanctuary, this studio is sure to inspire.

Externally the property offers impressive front and rear gardens where ample drive way parking can be found with access to its detached double garage, complete with additional workshop and storage space. To the rear aspect is a beautifully maintained and mature southerly facing garden, a real sun trap and several seating and patio areas perfect for entertaining.

Don't miss out on the opportunity to own this wonderful property in Churchdown. With its spacious layout, versatile accommodation, and potential for an annexe, this house is ready to be transformed into your ideal home. Contact us today to arrange a viewing and start envisioning the life you could create in this fantastic property.

- Detached
- Five Bedrooms
- Four Bathrooms
- Five Reception Rooms
- Double Garage & Driveway
- Large Landscaped Garden

Approx Gross Internal Area  
272 sq m / 2923 sq ft



Ground Floor  
Approx 150 sq m / 1618 sq ft

First Floor  
Approx 121 sq m / 1305 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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