

**Guide Price £340,000**

An attractive detached house, situated within the highly sought after area of Churchdown. This spacious, character property boasts 3 bedrooms, including an 18ft x 13ft Master bedroom with decorative 'eyebrow' window, an 18ft x 13ft sitting room, dining room, kitchen/breakfast, garden room, cloakroom and shower room. Key features include dual access to the property via a pedestrian gate on Innsworth Lane, and a shared driveway off Shepherds Way, parking for 4 vehicles, plus a detached double garage with potential to convert (subject to planning consent), landscaped south/west facing garden, with patio areas to the sides and rear. Benefits include gas fired heating, UPVC double glazing, solar power supply, and fibre optic broadband. Located within 1.4 miles of Churchdown Academy School, 3.3 miles of Gloucester Train Station, and 4 miles of GCHQ Cheltenham, and M5 Junction 11. EPC D



**Detached Character House**

**3 Bedrooms**

**18ft x 13ft Master Bedroom**

**18ft x 13ft Sitting Room**

**Kitchen/Breakfast Room**

**Detached Double Garage**



## Draft Details Awaiting Vendor Approval

Every effort has been made to ensure these details and measurements are accurate however, they are for guidance purposes only and must not be relied upon.

## Outside

Front garden area with access from the sides and via a pedestrian gate on Innsworth Lane. Approximately 52ft wide x 47ft long, mostly laid to lawn with decorative plant and shrub borders, water feature, path to side entrance. Rear garden Area 34ft wide x 24ft deep (approx), laid to patio with water fountain feature and greenhouse. There is a side driveway with space for four vehicles, incorporating a carport which leads to a double garage. This 17ft wide X 40ft long (approx) parking area is accessed via a shared driveway off Shepherds Way, outside light and water tap.

## Entrance Hallway

Entrance via UPVC door with double glazed frosted glass panels, window panels to side, doors to sitting room, cloakroom and kitchen, staircase off, radiator.

## Sitting Room 13' 10" x 18' 11" (4.21m x 5.76m)

UPVC double glazed window to side, sliding double glazed doors with step down to garden room, fireplace, radiator.

## Garden Room 4' 9" x 19' 1" (1.45m x 5.81m)

UPVC double glazed windows to sides and front, UPVC double glazed door to side.

## Dining Room 9' 1" x 18' 0" (2.77m x 5.48m)

UPVC double glazed windows to front, and sides, patio doors to rear, folding doors to kitchen, 3 x radiators.

## Kitchen/Breakfast Room 11' 9" x 13' 3" (3.58m x 4.04m)

UPVC window to rear and door to side, range of base level storage units with rolled edge work surface over, inset sink plus drainer, tiled splash backs, space for dishwasher, oven, range of wall mounted storage with under lighting, built in extractor, space for fridge/freezer, radiator.

## Cloakroom

UPVC double glazed window with frosted glass to side, WC, washbasin, space for washing machine, radiator.



## Landing

UPVC double glazed window to side, doors to all rooms, loft access.

## Master Bedroom 13' 10" x 18' 6" (including wardrobes) (4.21m x 5.63m)

UPVC window to side, step up to 'Eyebrow' front window with garden views, range of fitted wardrobes and overhead storage, ceiling fan and light, radiator.

## Bedroom Two 11' 10" x 13' 3" including wardrobes (3.60m x 4.04m)

UPVC double glazed window to rear, range of fitted wardrobes, radiator.

## Bedroom Three 11' 11" x 9' 1" into eaves (3.63m x 2.77m)

UPVC double glazed window to rear, roof window to side, radiator.

## Shower Room 9' 11" x 6' 10" (3.02m x 2.08m)

UPVC double glazed window to side, double shower cubicle, WC, washbasin, tiled walls, radiator, ceiling extractor (space for bath).

## Double Garage 16' 5" x 15' 2" (5.00m x 4.62m)

(Maximum measurements) Double entrance with up and over doors, twin UPVC double glazed windows to rear, work benches, power and lighting (potential to convert to a studio or office space, subject to planning approval).

## Area and Amenities

Brow House is situated near the corner of Shepherds Close and Innsworth Lane in the ward of Churchdown. Located next to the popular Highgrove development, and Imjin Barracks. The property also benefits from good road links to Longlevens, Gloucester, Tewkesbury and Cheltenham. Amenities within 0.5 miles include a local convenience store, St Johns Avenue shopping parade, a CO-OP local, and Tesco superstore. The property is situated on the 97/98 Gold Bus route and within 650 metres of the 94 Gold Service running between Gloucester and Cheltenham.

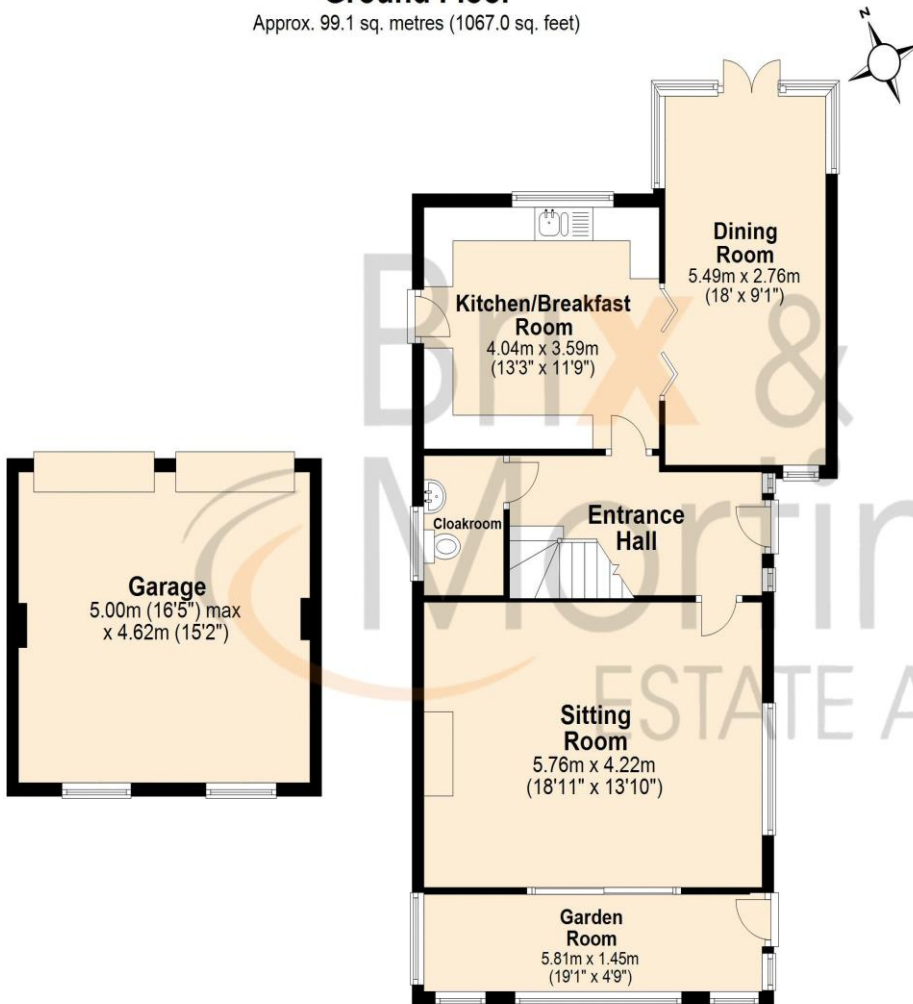
## Council Tax Band D.

Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase. These property details, and floor plan are for **guidance only** and must not be relied upon as accurate. Call: 01242 898 746 [www.brixandmortimer.com](http://www.brixandmortimer.com)



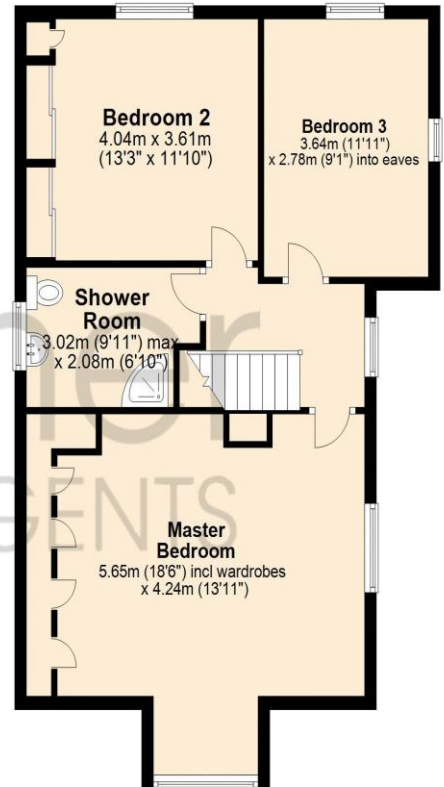
## Ground Floor

Approx. 99.1 sq. metres (1067.0 sq. feet)



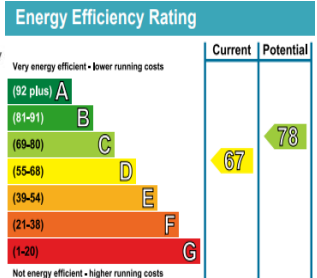
## First Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



Total area: approx. 167.9 sq. metres (1807.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect to consequential loss arising from the use of this plan.  
Plan produced using PlanUp.



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