



3 Chosen Drive
Churchdown, Gloucester GL3 2QS



STEVE GOOCH
ESTATE AGENTS | EST 1985

3 Chosen Drive

Price Guide £475,000

Churchdown, Gloucester GL3 2QS

Chain free five bedroom detached renovation project with a workshop, double garage and a plot measuring one third of an acre situated in a desirable location within Churchdown.

Accommodation comprises hallway, lounge, dining room, kitchen, study, bathroom and on the first floor five bedrooms.

Outside at the front of the property there is an in and out driveway providing off road parking for several vehicles.

Around to the rear of the property you have a lovely large enclosed garden with a variety of outbuildings.

Churchdown is a village in Gloucestershire located in a semi-rural environment; so close to Gloucester and Cheltenham but surrounded on three sides by open countryside. Churchdown borders Imjin Barracks and the district of Innsworth to the North West. The village is unusual in having two centres. The older (Brookfield or "village") centre is in Church Road near St Andrew's Church; the more modern centre is in St John's Avenue near St John's Church.

A local landmark is Chosen Hill (locally known as Churchdown Hill) which rises to 510 ft above sea level and has views across the Severn Vale and to the Cotswolds, Gloucester, Cheltenham, the Malvern Hills, and into Worcestershire.

The village has two main rows of shops and two pubs - the Hare and Hounds near St John's, and the Old Elm near St Andrew's. There is also a Social Club and a Community Centre.



Hardwood front door with glazed panels either side leads into:

ENTRANCE HALLWAY

23'1 x 7'3 (7.04m x 2.21m)

Parquet flooring, stairs leading off, built in storage cupboard, telephone point.

LOUNGE

16' x 15'2 max (4.88m x 4.62m max)

Stone fireplace, surround and hearth, wall lights, double radiator, window to side elevation, door and window to rear elevation overlooking the rear garden.

DINING ROOM

23'5 x 11'1 max (7.14m x 3.38m max)

Single radiator, telephone point, alarm panel, two windows to rear elevation overlooking the rear garden.

KITCHEN/BREAKFAST ROOM

20'5 x 9'1 max (6.22m x 2.77m max)

Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit, built in storage cupboard, double radiator, windows to front elevation.

REAR ENTRANCE HALL

Double radiator, partially glazed door to rear elevation.

STUDY

16'5 x 8'8 (5.00m x 2.64m)

Window to rear elevation, French doors to side elevation.

BATHROOM/WET ROOM

11'8 x 6'5 (3.56m x 1.96m)

Panelled bath with a mixer tap and showerhead attachment, low level w.c., a further shower unit, sink unit, heated towel rail, tiled walls, tiled floor.

From the entrance hallway stairs lead to the first floor.





LANDING

38'8 x 9'2 max (11.79m x 2.79m max)

Access to loft space, windows to front elevation.

BEDROOM 1

17'9 x 11'4 max (5.41m x 3.45m max)

Built in wardrobes, single radiator, low level w.c., wash hand basin, shaver point, windows to side and rear elevations overlooking the garden.

BEDROOM 2

11'8 x 11'5 max (3.56m x 3.48m max)

Single radiator, window to rear elevation overlooking the rear garden.

BEDROOM 3

16'3 x 11'4 max (4.95m x 3.45m max)

Built in storage cupboard, single radiator, upvc double glazed door to rear elevation onto a balcony with a railing.

BEDROOM 4

13'1 x 8'5 (3.99m x 2.57m)

Double and single radiators, wash hand basin with a cupboard below, windows to front elevation, window to rear elevation overlooking the rear garden.

BEDROOM 5

10'4 x 9'8 max (3.15m x 2.95m max)

Wash hand basin with a cupboard below, single radiator, access to loft space, window to rear elevation.

From the dining room there is access to the:

SIDE ENTRANCE HALL

Door to front elevation and door to the garage.

OUTSIDE

The front gardens have flower borders, plants, shrubs, bushes, mature trees and a driveway providing off road parking for several vehicles which leads to a:

DOUBLE GARAGE

25'1 x 16'7 max (7.65m x 5.05m max)

Double up and over door to front elevation, single up and over door to rear elevation, power, lighting, windows to side and rear elevations.

WORKSHOP

15'5 x 13'10 max (4.70m x 4.22m max)

Workbenches with a vice, single drainer stainless steel sink unit, power, lighting, wall mounted gas fired central heating boiler, windows and partially glazed door to front elevation, window and a door to rear elevation.

To the rear there are patio areas which lead onto a large lawn with plants, shrubs, bushes and mature trees. There are also wooden built outbuildings, a further lawn and mature trees all surrounded by brick walling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: F
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



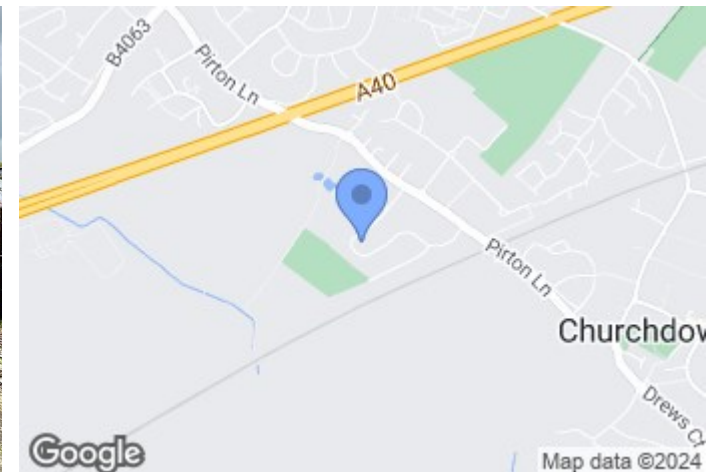


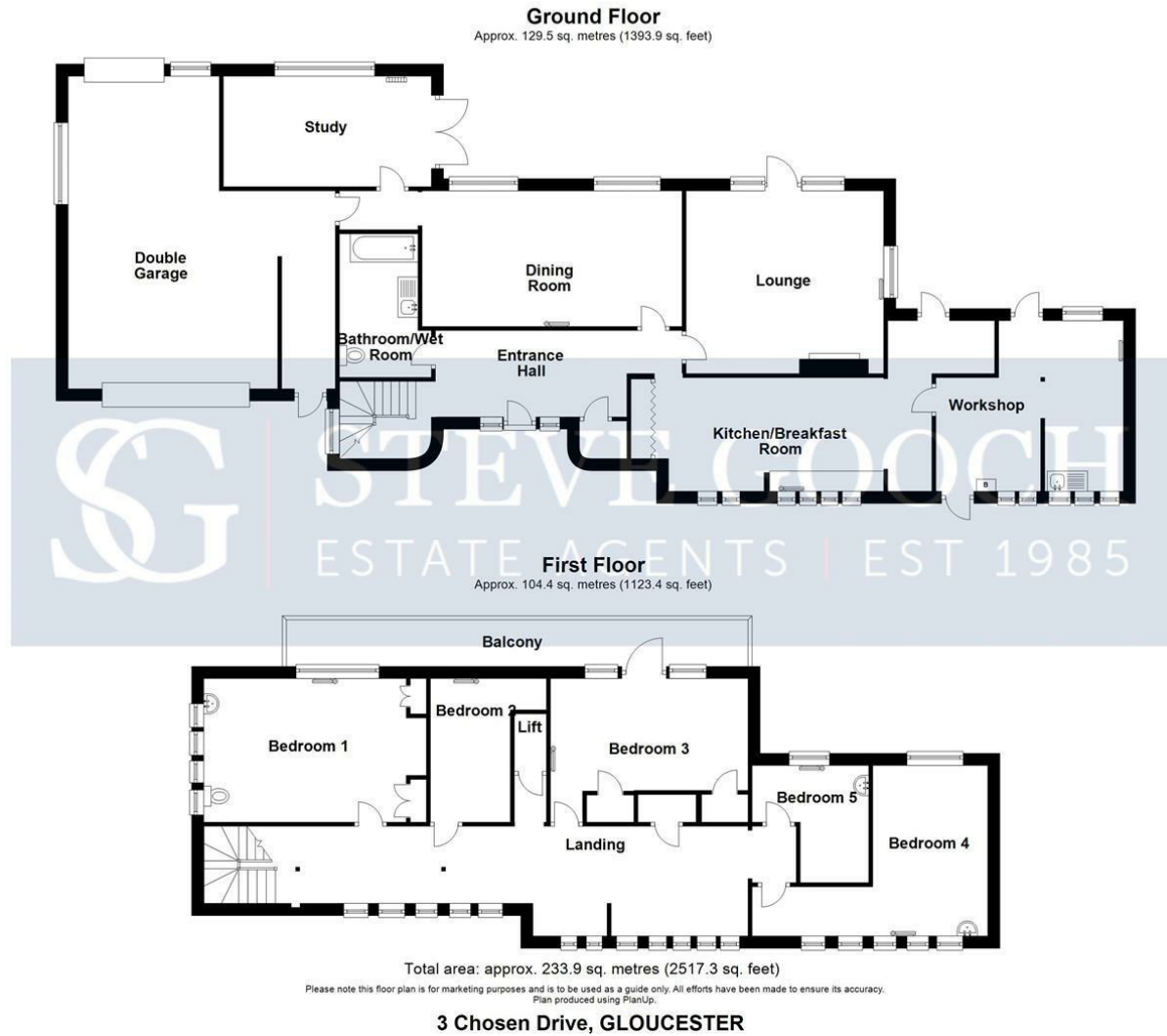
DIRECTIONS

From Cheltenham Road East, Churchdown proceed along turning right at the traffic lights into Pirton Lane and proceed along here turning right into Chosen Drive where the property can be found.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

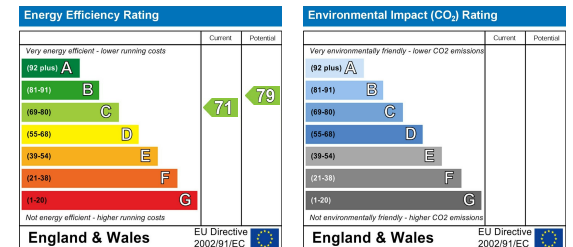




3 Chosen Drive, GLOUCESTER

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