



Chequers, Pirton Lane, Churchdown, Gloucester, Gloucestershire, GL3 2QP

£670,000

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Farr & Farr Sales Lettings 

**Chequers, Pirton Lane, Churchdown, Gloucester,
GL3 2QP.**

£670,000

**A DELIGHTFUL PERIOD COTTAGE OF EXCELLENT AND
VERY PRACTICAL PROPORTIONS IN BEAUTIFUL
CONDITION THROUGHOUT**

Chequers is situated on a prominent position on Pirton Lane on the edge of the village of Churchdown with all the local facilities close by. Cheltenham and the M5 is only a short drive and access to some of the best schools are within easy reach.

Chequers believed to date back to the 15th century, is a wonderful period cottage of surprisingly large proportions offering very practical family accommodation that flows well. Internally all 4 bedrooms are doubles, the master has an ensuite, bedroom 2 has an ensuite cloakroom and to the ground floor there are 4 reception rooms with an impressive dining hall, a good sized sitting room, useful study and a delightful kitchen/breakfast room which opens onto and overlooks a private courtyard to the rear. It is double glazed and centrally heated throughout and to the exterior, large gardens to the front and side and a very private Westerly backing courtyard as well as 2 good sized garages. Internally much of the character has been retained including multiple wall and ceiling beams, latched doors and fireplaces.

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ENTRANCE PORCH

Lovely front door and windows to either side with shelving and full Upvc double glazed door to:-

DINING HALL 16' 10" x 14' 9" (5.13m x 4.49m)

Double radiator. Window to the front. Wall and ceiling beams. Fireplace with multi fuel burning stove. Staircase to landing with understairs cupboard. Door to:-

KITCHEN/BREAKFAST ROOM 21' 8" x 9' 8" (6.60m x 2.94m)

Kitchen area with windows to the side and rear. Beautifully fitted with cream units and comprises wall and base units with cupboards and drawers with thick Oak worktops and splashbacks. Space for 90cm cooking range with backplate and cooker hood. Inset 1 ½ bowl sink unit. Pan drawers. Built in fridge. Built in dishwasher. Inset ceiling spotlights. Door to utility. Peninsula bar divide to:- Breakfast area with further full height storage units with second fridge and freezer. Double radiator. Ceiling beams. Arch to sitting room. Shallow bay with Upvc double glazed French doors to rear terrace and garden.

UTILITY ROOM 6' 9" x 4' 8" (2.06m x 1.42m)

Stainless steel sink unit set into thick Oak worktops with cupboards below. Space for washing machine and dryer. Inset ceiling spotlights. Door to:-

CLOAKROOM

Low level W.C. Oak worktops with vanity unit above and cupboards below. Cupboard housing Ideal gas fired central heating boiler. Extractor fan. Inset ceiling spotlights.

SITTING ROOM 23' 0" x 13' 4" (7.01m x 4.06m)

Double radiator. Fireplace with stone sides and beam above with multi fuel burning stove. 3 wall light points. Deep shelved store cupboard. Window to the side and Upvc double glazed French doors to rear garden.

STUDY 13' 0" x 12' 2" (3.96m x 3.71m)

Ceiling beam. Windows to the front and side. Double radiator.

FIRST FLOOR LANDING

Access to loft with retractable ladder. Radiator. Window to the side. Steps to upper landing with velux window. Shelved airing cupboard.

BEDROOM 1 17' 4" x 11' 6" (5.28m x 3.50m)

Complete range of two double and one single wardrobe cupboard. Window to the side and rear. Double radiator. Two wall light points.

ENSUITE SHOWER ROOM

Shower cubicle with marbrex splashbacks with stainless steel double headed shower unit with folding screen. Vanity unit with wash hand basin with cupboards below. Low level W.C with concealed cistern. Vinyl floor. Stainless steel towel rail/radiator. Inset ceiling spotlights. Extractor fan.

BEDROOM 2 12' 4" x 12' 0" (3.76m x 3.65m)

Radiator.

ENSUITE CLOAKROOM

Low level W.C. Wash hand basin. Vinyl floor. Shaver point. Extractor fan. Store cupboard.

BEDROOM 3 11' 2" x 10' 0" (3.40m x 3.05m)

Storage recess and double wardrobe cupboard. Radiator.

BEDROOM 4 10' 4" x 7' 9" (3.15m x 2.36m)

Radiator.

BATHROOM

Of a good size with White suite. Panelled bath with Mira electric shower and folding screen. Vanity unit with wash hand basin and cupboards below. Low level W.C with a concealed cistern with cupboards to one side. Two walls fully tiled. Double radiator. Inset ceiling spotlights. Shaver light and vinyl floor.

EXTERIOR

Front and side gardens beautifully and maturely landscaped with paths and large area of lawns with mature shrubs, bushes and roses. All enclosed by low close boarded fencing. Outside lighting. Parking area to the side for up to 4 cars. Access from ... Laid to brick pavia.

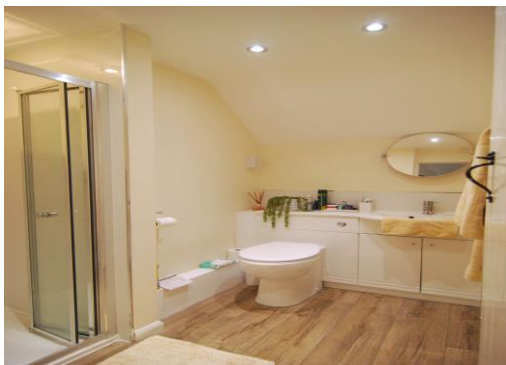
LARGE GARAGE/WORKSHOP: 16'8 x 14'6. Up and over door. Power and light. UTILITY/STORE ROOM: 14'3 x 5'9. Window to the rear. Power and light. Cupboards and worktops. Vinyl floor.

GARAGE 2: 18'7 x 7'9. Up and over door. Power and light. Personal door to the rear. Rear garden predominantly laid to a very private courtyard with lovely Herringbone brick terracing with raised flower beds. Outside light and power and giving complete privacy.

AGENTS NOTE

COUNCIL TAX: F EPC: TBC





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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