



9 The Avenue
Churchdown | Gloucester | Gloucestershire | GL3 2HB

FINE & COUNTRY

9 THE AVENUE



*A distinguished Victorian residence in
the heart of Churchdown village.*



STEP INSIDE

Accommodation Summary

Set proudly upon one of Churchdown's most desirable private roads, 9 The Avenue is an imposing and elegant semi-detached Victorian home dating back to the 1880's. Exuding timeless character and grandeur, this six-bedroom residence seamlessly marries period craftsmanship with modern comfort - creating a home as welcoming as it is impressive.

Nestled behind a private driveway, the property offers an immediate sense of seclusion and refinement. Mature hedging frames the entrance, while a generous driveway and garage provide ample off-road parking for family and guests alike.

Key Features

- Distinguished Victorian semi-detached residence dating back to the 1880's with period features
- Six generously proportioned double bedrooms
- Elegant reception rooms and versatile accommodation across three floors
- Modern kitchen/dining room opening to garden terrace
- Two bathrooms, downstairs cloakroom
- Private rear garden with lawn and patio
- Garage and extensive driveway parking
- Prestigious private road in the heart of Churchdown Village
- Excellent access to Cheltenham, Gloucester, and the wider Cotswolds
- Vacant possession

Ground Floor

Upon stepping inside, the sense of scale and proportion becomes instantly apparent. High ceilings, generous windows, and characterful detailing set the tone for the accommodation. The kitchen/dining room is undoubtedly the heart of the home. This expansive space blends modern practicality with period charm. French doors open directly onto the garden terrace, creating an idyllic setting for both relaxed breakfasts and vibrant summer entertainment. A handsome living room offers a warm and inviting retreat, while the additional reception room - equally generous in size - lends itself effortlessly to a secondary sitting room or formal dining space, playroom, or refined home office. There is also a downstairs cloakroom and useful understairs storage.













SELLER INSIGHT

“ When I first walked into 9 The Avenue, I was instantly drawn to its grand Victorian character. The high ceilings, generous rooms, and those beautiful original tiled floors set the tone for a home full of history and warmth. It felt like a house with a story, one that we were excited to continue.

My favourite moments here have been simple ones - sitting in the living room with family, watching TV, or sharing tea, and enjoying the calm that fills the space. The kitchen/diner, light and airy since we redesigned it in 2013, has been the heart of the home, perfect for entertaining friends. On summer days, nothing compares to a chilled beer in the garden, with the sun lingering well into the afternoon.

The house itself is full of details that make it feel truly special. The cosy wood stoves add character and comfort, and I've always loved the Victorian tile flooring and the original banisters, complete with their delicate drilled designs. Spread across three levels, the home is both practical and generous - three bedrooms and a bathroom on each floor, with enough space for family living downstairs and even room for teenagers to have their own hangout spot.

The garden has been another highlight, a space where children could play freely while adults relaxed on the patio. It has also been the backdrop to many gatherings, from an open-house Christmas party where neighbours came together for mulled wine, to the slightly eccentric joy of hosting a winter barbecue - snow or shine, it's always been a house that welcomes company.

What has made living here even more rewarding is the strong sense of community. Our leafy lane has friendly neighbours who love to celebrate together. From street parties for the Queen's Jubilee and the King's Coronation to spontaneous get-togethers, there's always been a feeling of belonging.

Location has been another advantage - right in the heart of Churchdown Village. Everything we've needed has been within walking distance: schools, parks, the local pub, shops, vets, and even a doctor's surgery. Larger supermarkets are just a short drive away, and local walks take you through scenic spots like Chosen Hill or out toward the airport.

To anyone lucky enough to call 9 The Avenue their new home, my only advice would be this: settle in and embrace its character. Don't forget about the top floor - it's easy to overlook, but it has so much to offer. This is a house that adapts to family life, welcomes friends, and always makes you feel at home.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor

The first floor is anchored by a magnificent main bedroom, bathed in natural light and offering a sanctuary of calm. Two further spacious double bedrooms and a beautifully appointed family bathroom complete this level, where period elegance is celebrated in every detail.









Second Floor

Rising to the top floor, three further double bedrooms present flexible options for older children, visiting guests, or dedicated home workspaces. A stylish shower room serves this floor, ensuring convenience and comfort for a busy household.





STEP OUTSIDE

The rear garden is a tranquil haven - enclosed and private, with a perfect balance of lawn and terrace. Designed for both quiet relaxation and convivial entertaining, it provides a natural extension of the home's living space.







LOCATION

Churchdown lies between the historic cathedral city of Gloucester and the elegant Regency town of Cheltenham.

The nearby Churchdown Hill, also known as Chosen Hill, rises to 154 meters above sea level, providing stunning panoramic views of the Cotswold escarpment, the Malvern's, and the Severn Vale. There is also a regular bus service to both Cheltenham and Gloucester, while excellent transport links via the M5, A40, and A417 offer easy access to Bath, Bristol, Oxford, and the Midlands.

The area boasts strong educational options in both the state and private sectors. Churchdown itself has several primary schools and two secondary schools, while nearby independent schools include The King's School in Gloucester, Wycliffe College in Stroud, and Cheltenham's renowned institutions - Cheltenham College, Cheltenham Ladies' College, and Dean Close. Grammar schools can also be found in Gloucester, Cheltenham, and Stroud.

For a more extensive selection of shopping, dining, and cultural experiences, the vibrant regional hubs of Gloucester and Cheltenham are just five miles away. Cheltenham is renowned for its charming boutiques, prestigious schools, and a calendar of celebrated festivals. For leisure, residents can enjoy Brickhampton Court Golf Club, as well as football, rugby, tennis, and bowls clubs within the village.





KEY INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band E - Tewkesbury Borough Council

Property Construction - Standard - brick and tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas

Broadband - Ultrafast FTTC Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Garage parking for 1 car and driveway parking for 4+ cars.

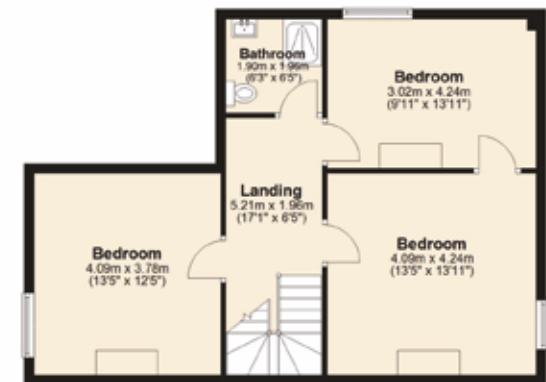
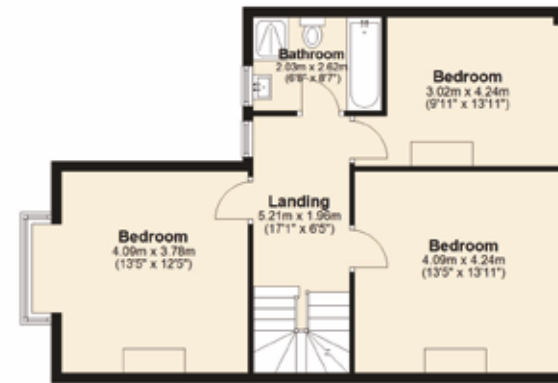
Special Notes - Maintenance cost for private road - £20 annually.

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 - kathryn.anderson@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>



Total area: approx. 226.5 sq. metres (2437.7 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 02.04.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service.

"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."

"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"

THE FINE & COUNTRY
FOUNDATION

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