



19 Anne Hathaway Drive, Churchdown, Gloucester, GL3 2PX

£800,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This stunning extended detached home on Anne Hathaway Drive, Churchdown offers spacious living in a highly sought-after location, with the added benefit of having no onward chain.

The ground floor features a versatile layout, including a home gym/playroom/fifth bedroom, a snug, and a bright, expansive living room with double doors opening to the garden—ideal for entertaining. The heart of the home is the contemporary kitchen, perfectly designed for family meals and gatherings.

A dedicated office space provides a practical work-from-home solution, and a separate utility room and convenient downstairs WC add to the functionality of this well-planned property.

The home is equipped with modern energy-saving and comfort features, including solar panels, an EV charging point, and air conditioning, ensuring efficiency and comfort year-round.

Upstairs, there are four generously sized bedrooms, with the master bedroom benefitting from ample space. Two modern family bathrooms serve the upstairs bedrooms, ensuring comfort and convenience for all family members.

Outside, this home offers ample off-road parking, a double garage and a large, well-maintained garden, perfect for outdoor enjoyment. The property's excellent location on Anne Hathaway Drive makes it perfect for families seeking a peaceful yet connected lifestyle.

Agents Note.

Freehold.

EPC Rating: C80


Tewkesbury Borough Council Band: F

Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

- Extended Four Bedroom Detached Family Home
- Stunning Open Plan Kitchen-Living-Dining Space
- Corner Plot On A Third Of An Acre
- Incredibly Sought After Cul-De-Sac Location
- Four Reception Rooms Providing Incredibly Flexible Living Accommodation
- Four Double Bedrooms
- Generous, Private Rear Garden Overlooking Surrounding Fields
- Ample Off Road Parking And Double Garage
- EPC Rating: C80
- Council Tax Band: F

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 80 | 81 |
| (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 |  |

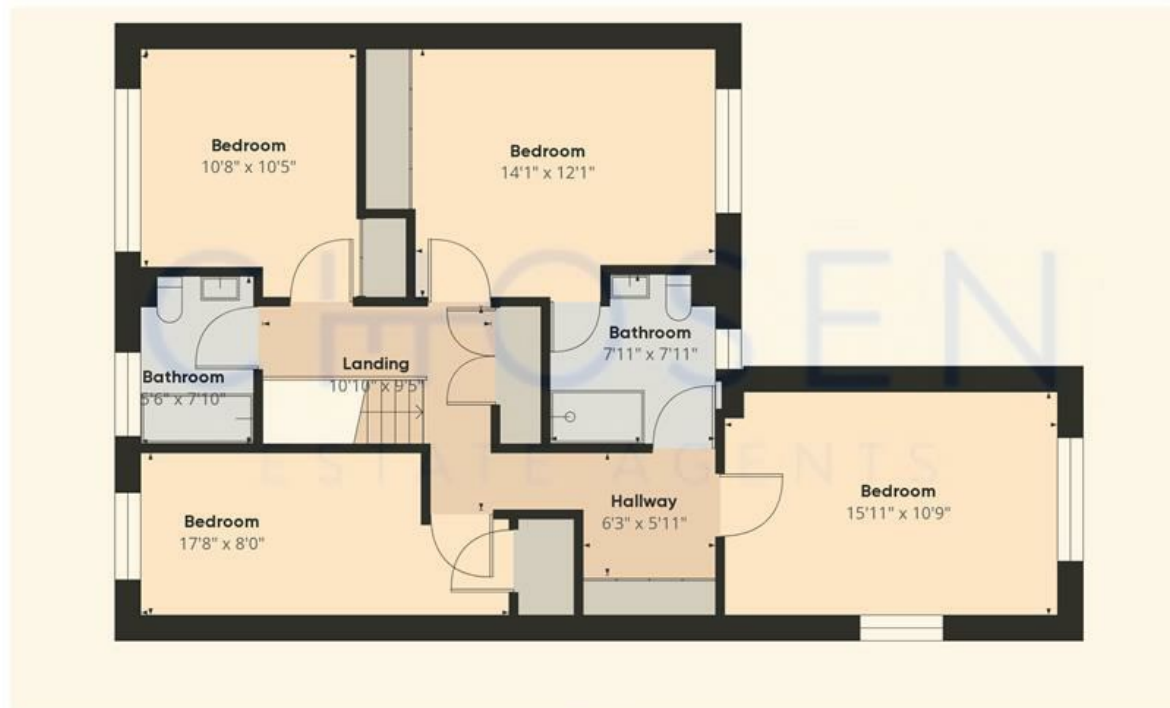




Floor 0

Approximate total area⁽¹⁾

2027.71 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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