



395 Innsworth Lane, Gloucester, Gloucestershire, GL3 1HA

£675,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on the sought-after Innsworth Lane in Churchdown, this remarkable four-bedroom detached period home, dating back to circa 1910, is one of only four specially built properties of its kind. With a history of over 40 years in the same family, this residence exudes authentic character and period charm, from its original architectural details to the elegantly extended front, which enhances the stately appearance of this classic home.

Inside, the home boasts generous proportions, with a layout that offers both elegance and practicality. A grand hallway greets you upon entry that accesses all reception rooms seamlessly. A separate kitchen, perfect for preparing meals, provides a charming touch to this home, alongside the stunning conservatory, which is outfitted with bi-fold doors and underfloor heating. This room brings the garden indoors, creating a lovely setting for year-round relaxation. Four versatile reception rooms lend themselves to formal dining, cosy sitting areas, or a dedicated home office, each capturing the timeless character that defines this property.

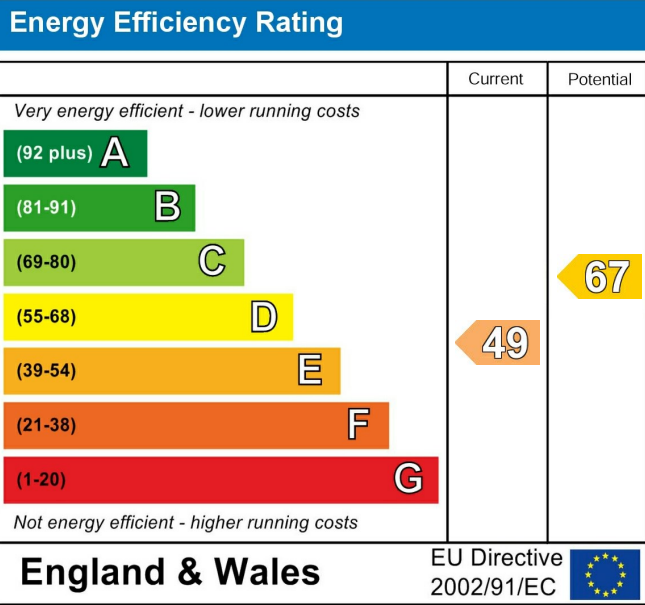
Upstairs, three double bedrooms, and generous single, showcase high ceilings, period features, and abundant natural light, creating restful and expansive private spaces. The bathrooms offer a classic, functional design, in keeping with the home’s traditional character and vintage charm.

Set on a large, private plot, the outdoor space includes a beautiful garden with mature plantings, providing a peaceful retreat and plenty of room for entertaining or gardening. There’s also ample off-road parking for family and guests alike.

This distinguished home is a rare find in Churchdown, embodying historical charm and authentic craftsmanship in a prestigious setting.

Agents Note.
Freehold.
EPC Rating: E49
Tewkesbury Borough Council Band: E
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

- PeriodDetached Family Home
- Adjacent To The New Cheltenham-Gloucester Cycle Track
- Exceptionally Large Conservatory
- Two Minute Walk To The 94 Bus-Stop To Cheltenham
- Ten Minute Walk To The Golf Course
- Ample Off-Road Parking
- Five Minute Walk To Tesco
- EPC Rating: E49
- Council Tax Band: E



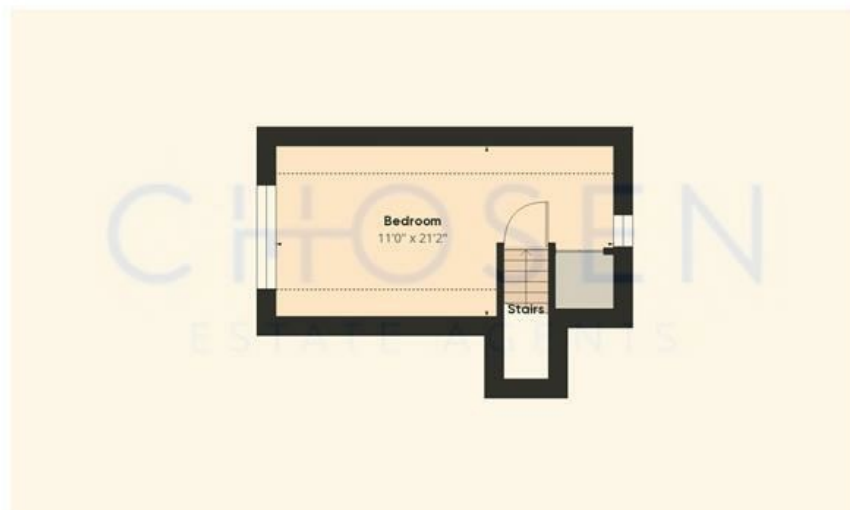




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1883.26 ft²

Reduced headroom

61.38 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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