



Brindles Brookfield Road, Churchdown, Gloucester, GL3 2PF

£800,000

**CHOSEN**  
ESTATE AGENTS



THE PROPERTY

Located in the heart of the highly sought-after Churchdown Village, this impressive five-bedroom detached home offers an exciting opportunity to create a dream family residence. Boasting a substantial footprint and set on a generous wrap-around plot, the property provides ample space both inside and out, with excellent potential for modernisation and reconfiguration to suit individual needs.

As you approach, the home is framed by well-maintained gardens that wrap around the property, providing privacy and a sense of seclusion. A spacious driveway leads to a double garage, offering extensive parking and storage options.

Internally, the accommodation is well-proportioned, featuring five double bedrooms, ideal for growing families or those needing additional home office space. The ground floor is designed for comfortable living, comprising a large, bright living room, a separate dining area, a spacious kitchen, a useful laundry/utility room, and a dedicated office space for home working. A convenient downstairs WC adds to the practicality of the layout.

Upstairs, five generously sized double bedrooms offer ample storage and flexibility, complemented by well-appointed bathrooms that serve the household's needs. The layout provides the perfect foundation for modernisation, allowing buyers to create a stylish and contemporary home tailored to their preferences.

One of the standout features of this property is undoubtedly the expansive wrap-around garden. Offering multiple areas for relaxation, play, and entertaining, this outdoor space is ideal for families and gardening enthusiasts alike. The generous plot also presents potential for extensions or landscaping projects, subject to planning permissions.

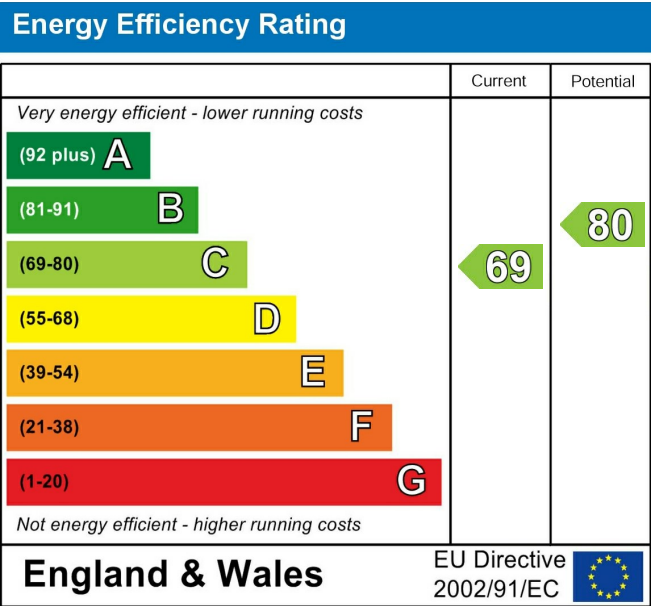
Situated in a prime location within Churchdown Village, this property is within easy reach of excellent local schools, shops, and transport links to Gloucester, Cheltenham, and beyond.

Agents Note.  
Freehold  
EPC Rating: C69  
Tewkesbury Borough Council Tax Band: G  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

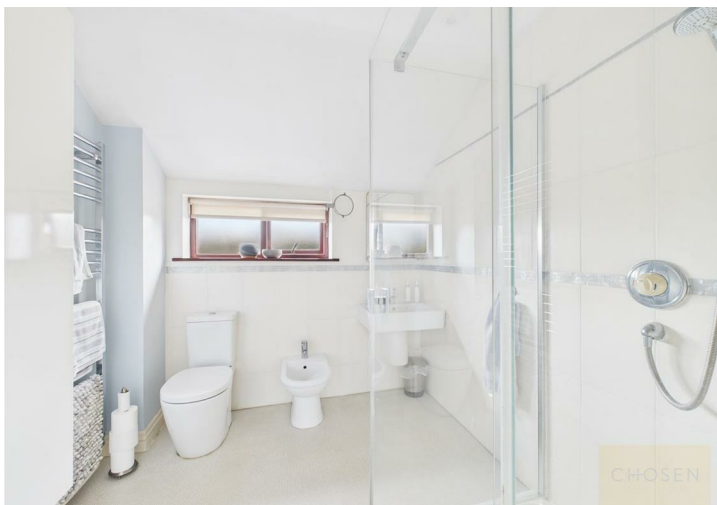
Flood Risk:  
Rivers & Sea: Very Low  
Surface Water: Very Low

Standard 11 mbps  
Ultrafast 1000 mbps

- Substantial Five Bedroom Detached Home
- Two En-Suites, Bathroom And Downstairs WC
- Extensive Wraparound Gardens
- EPC Rating: C69
- Kitchen-Breakfast Room, Dining Room And Living Room
- Generous Driveway And Double Garage
- Incredibly Popular Village Location
- Council Tax Band: G











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1947.41 ft<sup>2</sup>

Reduced headroom

3.84 ft<sup>2</sup>

(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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