



9 The Avenue, Churchdown, Gloucester, GL3 2HB

£950,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the heart of Churchdown Village, this substantial Victorian semi-detached home dates back to the 1880s, offering an exquisite blend of period charm and modern family living. Boasting an impressive six double bedrooms, this beautifully maintained home provides exceptional space, ideal for large families or those seeking versatile accommodation.

A private driveway welcomes you to the property, ensuring seclusion and ample parking. Stepping inside, the home immediately impresses with its spacious layout and characterful features. The ground floor boasts a large kitchen/diner, seamlessly combining functionality and charm, complete with French doors opening onto the private garden, creating the perfect setting for alfresco dining. The spacious sitting room offers a cosy retreat, while an additional generous reception room provides flexibility as a formal dining area, playroom, or home office. Completing the ground floor is a useful under stairs storage space, perfect for shoes/coats etc.

Ascending to the first floor, you are greeted by a grand master bedroom, offering ample space and natural light. Two further well-proportioned double bedrooms accompany the master, alongside a stylish family bathroom, thoughtfully designed to complement the home's period elegance.

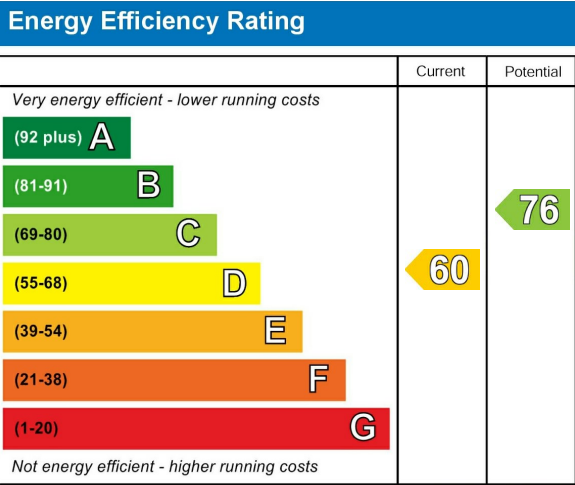
The top floor reveals an additional three beautifully presented double bedrooms, making this floor ideal for older children, guests, or a home workspace. A shower room completes the upper level, ensuring convenience for a busy household.

Externally, the private rear garden provides a tranquil escape, offering a mix of lawn and patio space for relaxation and entertaining. Positioned in the sought-after Churchdown Village, this stunning home enjoys close proximity to local amenities, reputable schools, and excellent transport links, all while benefiting from the peace and charm of its historic setting.

Agents Note.
Freehold
EPC Rating: D60
Tewkesbury Borough Council Band: E
Mains Gas, Electric and Water are connected.

Flood Risk:
Rivers & Seas: Very Low
Surface Water: Very Low
Standard 16 mbps
Ultrafast 1000 mbps
2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

- Substantial Six Bedroom Home
- Modern Kitchen-Diner, Living Room And Snug/Office
- Incredibly Desirable Private Road Location
- Two Bathrooms And Downstairs WC
- Privately Enclosed Rear Garden
- Beautiful Character Features Throughout
- Garage And Driveway Providing Ample Off Road Parking
- Close To Local Amenities And Transport Links To Cheltenham
- EPC Rating: D60
- Council Tax Band: E







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2090.34 ft²

Reduced headroom

73.55 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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