



4 The Piece, Churchdown, GL3 2EX

£625,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on a private lane in the heart of the ever-desirable Churchdown Village, this beautifully extended four-bedroom period home on 'The Piece' offers the perfect blend of timeless character and practical family living. Set along a quiet and sought-after residential road, the property boasts generous living accommodation, charming features throughout, and a spacious garden ideal for modern lifestyles.

On the ground floor you are welcomed into a bright and expansive open-plan sitting area, perfect for both relaxing and entertaining. This versatile space flows seamlessly into a formal dining room, offering a distinct yet connected area for family meals and hosting guests. Adjacent to the dining room there is a hallway with enclosed utility space, adding convenience without compromising on space.

The kitchen exudes character with traditional finishes and a garden outlook, creating a lovely space to cook and enjoy the view.

Upstairs on the first floor, you'll find a thoughtfully arranged layout with three bedrooms. The master bedroom is impressively spacious, flooded with natural light and full of charm. The second bedroom is a well-proportioned double, while the other bedroom offers a cosy single room—ideal as a nursery or home office. This floor also features a stylish and generously sized four-piece family bathroom, perfect for growing families.

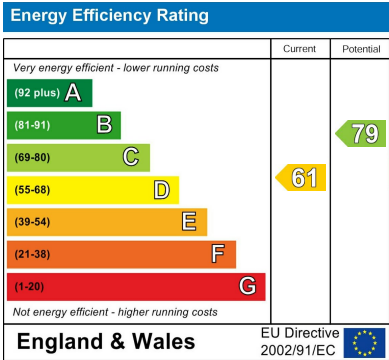
The top floor houses the final bedroom, a charming retreat featuring exposed beams and excellent ceiling height, making it a characterful and comfortable space. There's also an additional room on this level, perfect for a dressing room, storage or potential to convert to an en-suite, subject to planning.

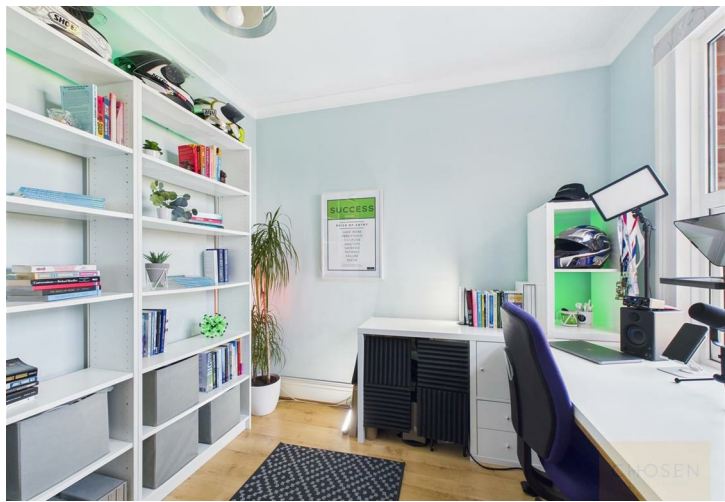
Externally, the garden is a true highlight—a generous, well-maintained space that provides plenty of room for outdoor living and entertaining. To the rear, you'll also find a versatile office pod/summer house, perfect for those working from home, pursuing hobbies, or simply enjoying a quiet retreat

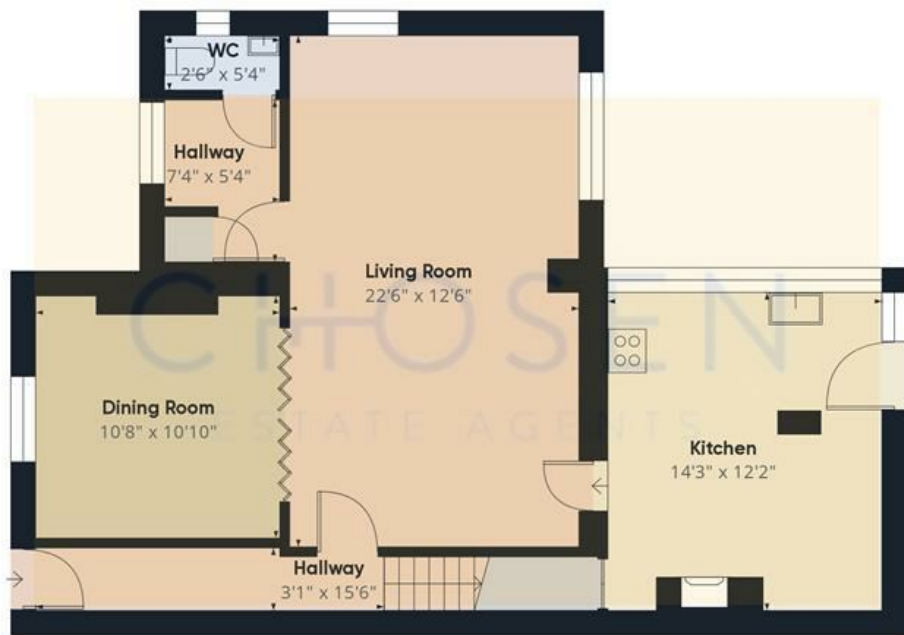
- Four bedroom period home
- Large open-plan living space
- Generous garden with office pod/summer house
- EPC Rating: D61
- Character kitchen with garden views
- Spacious four-piece family bathroom
- Situated on a private lane
- Council Tax Band: D

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

Flood Risk:
Rivers & Seas - Very low
Surface Water -Very low







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1630.84 ft²

Reduced headroom

107.34 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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