

Langdale Parton Road, Churchdown, Gloucester, GL3 2JH £575,000



THE PROPERTY

Tucked away on a guiet no-through road on the edge of Churchdown Village, this substantial four-bedroom detached family home is perfectly positioned for those seeking space, privacy, and convenience. Offering generous living accommodation, a sizeable plot, and charming character throughout, this home is ideal for modern family living.

The ground floor welcomes you with a spacious entrance hall that leads into a bright separate sitting room. perfect for cosy evenings and relaxed gatherings. To the rear, the formal dining room features French doors opening directly onto the garden, seamlessly blending indoor and outdoor living. The heart of the home is the bespoke fitted kitchen, overlooking the garden and designed with both practicality and style in mind. A downstairs WC completes the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, each offering generous space and excellent storage potential, making them ideal for family members or home office setups. A modern shower room serves the first floor.

Set on an impressive plot, the home benefits from fantastic frontage, a private rear garden, and ample offroad parking for multiple vehicles. In addition, there is a garage, providing further flexibility for storage or conversion (subject to planning).

Located within easy reach of local schools, shops, and countryside walks, this home enjoys the best of both village charm and practical amenities — all in a peaceful and family-friendly location.

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

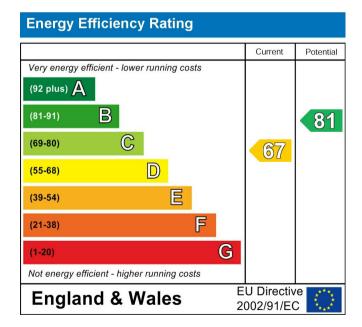
Flood Risk

Rivers & Seas: Very Low Surface Water: Very Low

- Substantial Four **Bedroom Detached** Home
- Popular No Through Road In Village Location
- Four Generous Bedrooms
- · Beautifully Bespoke Kitchen

Dining Room

- Extensive Driveway
 Living Room And Providing Off Road Parking For Five
- Vehicles
- EPC Rating: D67
- Council Tax Band: F























Floor 0



Approximate total area®

1268.21 ft²

Reduced headroom

2.65 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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