



Langdale Parton Road, Churchdown, Gloucester, GL3 2JH

£575,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Tucked away on a quiet 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 off-road 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
- Extensive Driveway Providing Off Road Parking For Five Vehicles
- Living Room And Dining Room
- EPC Rating: D67
- Council Tax Band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾

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.

GIRAFFE360