



Caledonia House Station Road, Churchdown, Gloucester, GL3 2JT

£660,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Steeped in history and brimming with period charm, this exceptional 16th century former servants’ quarters is a rare opportunity to acquire a truly unique residence. Grade II*-listed for its architectural and historic significance, the property seamlessly blends traditional features with comfortable, modern living across three expansive floors and a large cellar below.

The ground floor welcomes you with a grand dining room, featuring French doors that open onto what was once the original kitchen garden — now a private and beautifully maintained rear garden. The spacious sitting room is flooded with natural light from multiple windows, offering scenic views and centred around an elegant open fireplace, perfect for cosy evenings.

The separate kitchen is a highlight, evoking its historic roots with an AGA-style cooker and the original servants' bell system still in place. Off the kitchen, a large pantry and a separate utility room provide ample storage and functionality, leading through to a charming ground-floor bathroom complete with a freestanding roll-top bath.

On the first floor, you’ll find two generous double bedrooms, including a stunning master with an original fireplace feature. A recently modernised shower room is cleverly positioned to serve both rooms via a shared access. The top floor offers two further double bedrooms, ideal for family, guests, or work-from-home flexibility.

From its original period features to its impressive proportions and historic pedigree, this exceptional home offers an enviable blend of heritage and comfort — a truly timeless residence for those seeking character, elegance, and a story to call their own.

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

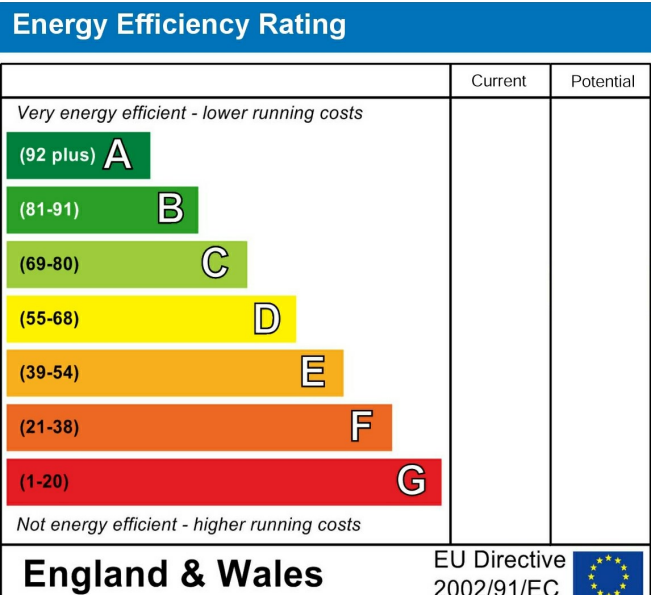
Flood Risk:
Rivers & Seas: Very low
Surface Water: Very low

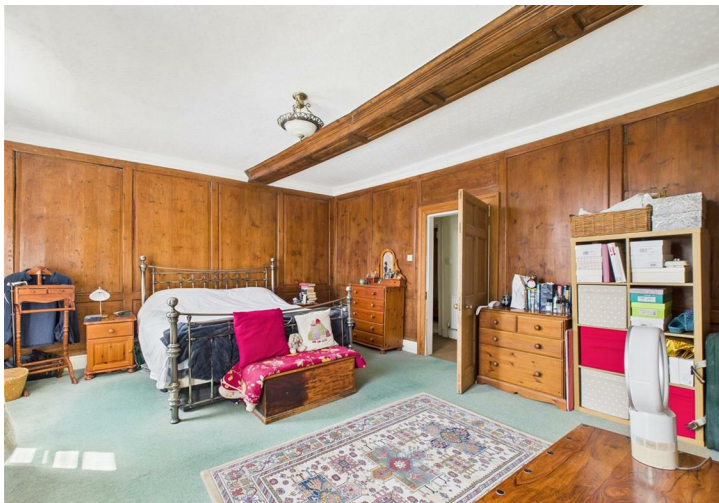
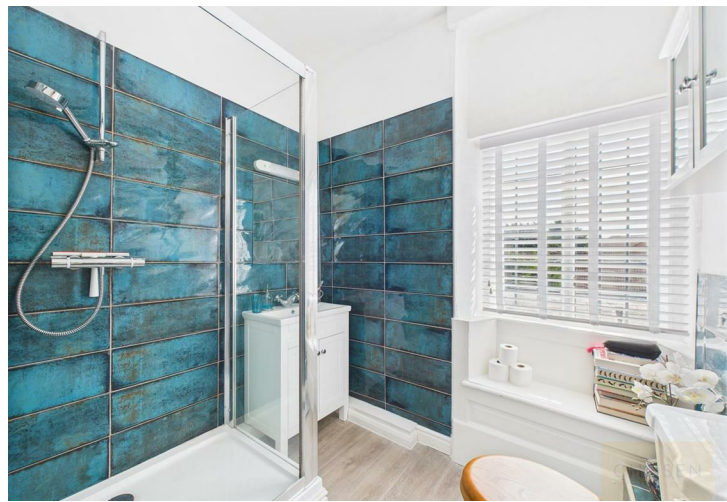
Standard 15 mbps
Ultrafast 1000 mbps

The property is Grade II listed.

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- Beautiful Period Home Dating Back To The 16th Century
- Dining Room, Living Room, Kitchen And Utility
- Enclosed Rear Garden And Front Garden
- EPC Rating: Exempt
- Incredibly Sought After Village Location
- Bathroom On Ground Floor And Shower Room On First Floor
- Two Off Road Parking Spaces And Garage
- Council Tax Band: C







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2157 ft²

Reduced headroom

86 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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