



May Tree Cottage The Green, Churchdown, Gloucester, GL3 2LF

£485,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Nestled on the picturesque and highly sought-after The Green in the heart of Churchdown Village, this extended three-bedroom detached cottage offers a wonderful opportunity to enjoy countryside living with scope to personalise and enhance. Enjoying panoramic views across the Gloucestershire countryside from its attractive garden, the property combines timeless character with the potential for thoughtful modernisation, all while remaining close to village amenities, schools, and transport links.

Upon entering, you are welcomed into a spacious sitting room rich in cottage charm and warmth. Featuring traditional details and a comfortable layout, this inviting space provides a cosy setting for relaxing or entertaining, while offering potential to update and tailor to individual tastes.

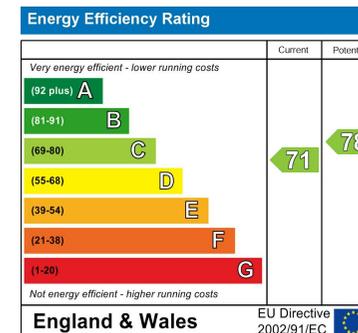
Leading on from the sitting room is a well-sized kitchen with generous worktop space and beyond this, the dining area enjoys uninterrupted views over the garden and rolling countryside beyond, creating a delightful setting for meals and gatherings.

Upstairs, the principal bedroom benefits from fitted wardrobes and a wet-room en-suite, while two further bedrooms provide flexible accommodation for family, guests, or home working. The four-piece family bathroom completes the first floor, offering both bath and separate shower facilities and scope for refurbishment.

Outside, the private garden is a true highlight. The elevated position affords breath-taking views across the surrounding landscape, delivering a peaceful rural outlook that is increasingly hard to find.

Full of character and potential, this charming cottage presents an exciting opportunity for buyers looking to modernise and add value, all within a highly desirable village location just a short walk from shops, schools, pubs, and green spaces

- Charming detached three-bedroom cottage
- Beautifully extended cottage
- Stunning panoramic views
- Character home location
- Highly sought-after location
- EPC Rating - C71
- Spacious four-piece family bathroom
- Council Tax Band - E



Agents Note  
Freehold  
EPC Rating: C71  
Tewkesbury Borough Council Band: E  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas Very Low.  
Surface Water Very Low.  
Fibre broadband is available.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

914 ft<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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