



## 2 Oak Villas, Station Road

Churchdown, Gloucester, GL3 2JR

**Offers in excess of £750,000**



Murdock & Wasley Estate Agents are thrilled to present this beautifully renovated and thoughtfully extended five-bedroom semi-detached home, enviably positioned on one of Churchdown's most sought-after roads.

Finished to an exceptional standard throughout, the property seamlessly combines contemporary style with practical family living. Highlights include a stunning open-plan kitchen/ family area, perfect for entertaining, a master bedroom complete with en-suite, and an enclosed rear garden ideal for outdoor dining and play.

This home is perfectly suited for growing families seeking easy access to highly regarded schools, local shops, parks, and excellent transport links. Early viewing is highly recommended to fully appreciate the quality and space on offer.





### Entrance Hall

Access via composite double glazed door, power points, two radiators, inset ceiling spotlights, engineered oak flooring. Doors lead off:

### Kitchen/ Family Room

Range of base, wall and drawer mounted units, Quartz worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, Range Cooker with gas hob and extractor hood over, integral dishwasher and fridge. Breakfast bar with seating, space for dining table, feature fireplace with an electric stove, two custom wall cabinets with feature LED lighting. Kardean LVT flooring with underfloor heating, TV point, network point with Cat 6 cable, side and rear aspect upvc double glazed windows and French doors. Door to:

### Utility

Range of base and drawer mounted units, laminate worksurfaces, Belfast sink with mixer tap over. Appliance points, power points, double oven/ grill, space for washing machine, tumble drier, fridge and freezer. Radiator, inset ceiling spotlights. Door to pantry with power and lighting, side and rear aspect upvc double glazed windows and door.

### Sitting Room

Tv point, power points, network point, radiator, feature fireplace with multi-fuel stove and marble surround. Two custom wall cabinets with feature LED lighting, engineered oak flooring, coving, front aspect double glazed bay window.

### Bedroom Five

Tv point, power points, radiator, inset ceiling spotlights, airing cupboard housing the Worcester gas fired boiler, front aspect double glazed window.

### Shower Room

Suite comprising double shower cubicle with shower off the mains, concealed wc, vanity wash hand basin, inset ceiling spotlights, heated towel rail, feature LED lighting, engineered oak flooring, side aspect upvc double glazed window.

### Cellar

Tv point, power points, network point, inset ceiling spotlights, tiled flooring.

### Landing

Power points, inset ceiling spotlights, door to laundry cupboard with radiator and slatted shelving, side aspect upvc double glazed window. Doors lead off:

### Master Bedroom

Tv point, power points, network point, radiator, two built in wardrobes, inset ceiling spotlights, front aspect double glazed window. Door to:

### En-Suite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, vanity wash hand basin. Heated towel rail, feature LED lighting, Kardean LVT flooring, inset ceiling spotlights, mains toothbrush charger, front aspect double glazed window.

### Bedroom Two

Tv point, power points, network point, radiator, two built in wardrobes, inset ceiling spotlights, feature fireplace, side aspect double glazed window.

### Bathroom

Suite comprising free-standing bath, step in shower cubicle with shower off the mains, wall mounted wash hand basin, low level wc. Heated towel rail, feature LED lighting, vinyl flooring, mains toothbrush charger, side aspect double glazed window.

### Landing

Radiator, side aspect double glazed window. Doors lead off:

### Bedroom Three

Tv point, power points, network point, radiator, inset ceiling spotlights, front aspect double glazed window.

### Bedroom Four

Tv point, power points, network point, radiator, inset ceiling spotlights, rear aspect double glazed window.

### Outside

To the front of the property is a generous gravelled driveway, offering off-road parking for up to four vehicles. The area is attractively enclosed by a combination of brick walling, wooden panel fencing, and mature hedging, ensuring both privacy and curb appeal. Double wooden gates open to reveal an additional parking space, complete with a feature wall and elegant bollard lighting, creating a welcoming and secure entrance.

To the rear of the property is a beautiful garden designed for both relaxation and entertaining. An attractive Indian sandstone patio provides the perfect space for outdoor dining and seating, complemented by a stylish outdoor bar with a sleeper worktop and power points. The patio leads onto a well-kept lawn bordered by raised flower beds and framed with wooden panel fencing, offering both privacy and charm. Additional features include a wooden shed, a dedicated storage area, a bin store, and a bespoke log store, ensuring the garden remains both practical and easy to maintain.

### Tenure

Freehold

### Local Authority

Tewkesbury Borough Council  
Council Tax Band: D

### Services

Mains water, gas, electricity and drainage

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 79        |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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