



11 Far Sandfield, Churchdown, Gloucester, GL3 2JS

£661,500

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned at the heart of Churchdown Village, this attractive semi-detached red brick home offers well-balanced accommodation arranged over four floors, complemented by a generous rear garden and versatile living space throughout.

The property is entered via a welcoming hallway which leads into a spacious living room, ideal for everyday living and entertaining. To the rear, a bright and extended kitchen-diner forms the heart of the home, offering ample space for family dining with direct access to the garden. A separate utility room and ground floor WC add practicality to this level.

The first floor provides a well-proportioned principal bedroom alongside a second bedroom, currently well suited as a dressing room, nursery, or home office, together with a modern family bathroom.

Rising to the second floor, there are two further bedrooms, both benefiting from natural light and offering flexible use as additional bedrooms, guest accommodation, or workspace, with characterful proportions typical of upper-level rooms.

The property also benefits from a useful basement, ideal for storage or hobbies, further enhancing the flexibility of the accommodation.

Externally, the home enjoys a large rear garden, perfect for families, entertaining, or those seeking outdoor space, while the front is positioned quietly within this desirable cul-de-sac setting.

Located within a well-regarded village, the property enjoys easy access to local amenities, schools, countryside walks, and transport links, making it an excellent choice for families and professionals alike.

Agents Note:

Freehold
EPC Rating: D63
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.

Flood Risk:

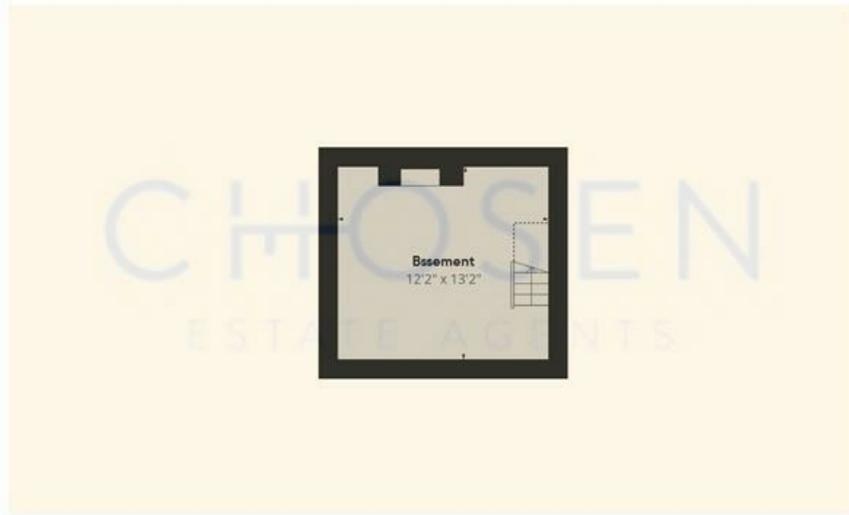
Rivers & Seas - Very Low
Surface Water - Very Low

- Stunning Four Bedroom Home
- Sympathetically Modernised By Current Owners
- Cul-De-Sac Setting In The Ever Popular Churchdown Village
- Double Garage And Large Driveway
- Council Tax Band: D
- Boasting Character Features Throughout
- Extensive Rear Gardens
- Beautiful Kitchen-Dining Space
- EPC Rating: D63

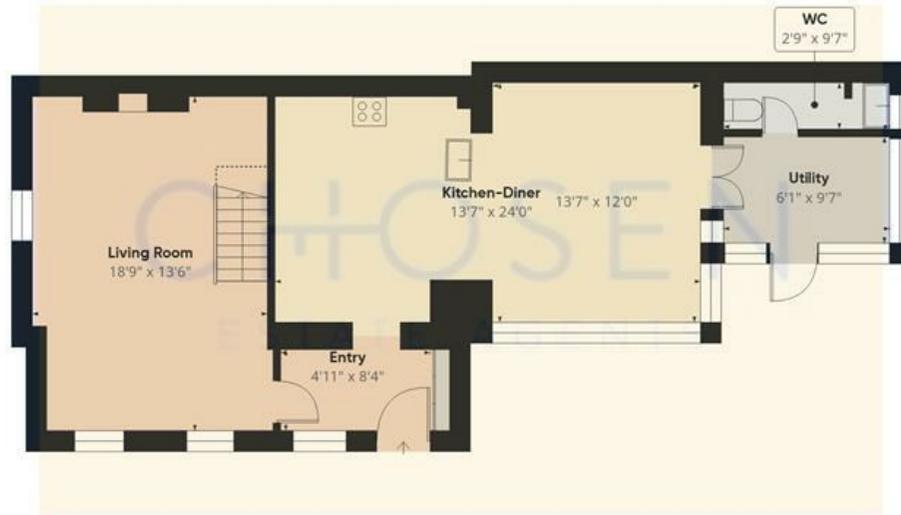
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1370 ft²

Reduced headroom

24 ft²

(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.

GIRAFFE360

