



SALES & LETTINGS



11 Far Sandfield, Churchdown, Gloucester Gloucestershire GL3 2JS

Offers in the Region Of £625,000

- Enviaible Village Location
- Thoughtfully Extended
- Double Garage
- Generous L Shaped Garden
- Ample Off Road Parking
- Finished to a Superb Standard
- Private Cellar Under Lounge
- Kitchen/Dining Family Room

Nestled within a generous plot in one of Churchdown's established residential locations, The Retreat is a beautifully presented four-bedroom semi-detached period home that successfully blends timeless character with contemporary living.

Finished to a superb standard throughout, this exceptional family home offers spacious and versatile accommodation, complemented by attractive gardens, a double garage, and the added benefit of a useful cellar.

Retaining many charming period features while incorporating high-quality modern finishes, the property provides an inviting balance of elegance and practicality. The well-proportioned living spaces are ideal for both everyday family life and entertaining, while the stylish kitchen and beautifully appointed interiors create a home ready to move straight into.

Upstairs, four generously sized bedrooms provide comfortable accommodation for growing families, served by well-finished bathroom facilities. The cellar offers excellent additional storage or potential for a variety of uses, subject to the necessary planning permission.

Outside, the generous plot provides ample outdoor space to enjoy, with well-maintained gardens offering a private setting for relaxing or entertaining. A substantial double garage and ample parking further enhance the property's appeal.

Located in the ever-popular village of Churchdown, residents benefit from an excellent range of local amenities, highly regarded schools, scenic countryside walks, and convenient access to Gloucester, Cheltenham, the M5 motorway, and mainline rail links.

Offering period charm, generous proportions, and an exceptional standard of presentation, The Retreat represents a rare opportunity to acquire a distinguished family home in one of the area's most desirable locations.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.