

TREESIDE, GREEN LANE,
CHURCHDOWN, GLOUCESTERSHIRE, GL3 2LB





Occupying an elevated position on Chosen Hill and enjoying far-reaching views across adjoining countryside, Treeside is an individual contemporary residence constructed in 2021 and extending to approximately 1,277 sq ft. Arranged across a single level, the house offers well-balanced lateral accommodation and benefits from the balance of a 10-year new home warranty.

The accommodation is centred around an impressive open-plan reception space extending across much of the rear elevation. Sitting, dining, and kitchen areas are combined beneath a vaulted ceiling with an exposed timber beam, creating a notable sense of volume and light. Bi-fold doors open directly onto the terrace and gardens beyond, whilst framing the property's open outlook. The kitchen is arranged around a substantial central island and is complemented by a separate utility room, which also accommodates a water softening system.

The bedroom accommodation is arranged off an inner hallway illuminated by electrically operated rooflights and comprises three well-proportioned double bedrooms, including a principal bedroom with en suite shower room. A family bathroom serves the remaining bedrooms, whilst fitted wardrobes are incorporated throughout the bedroom accommodation.

Outside, a broad terrace extends directly from the reception accommodation before giving way to a level lawn enclosed by established planting and mature hedging. Beyond the rear boundary, the outlook opens considerably, creating a sense of space and tranquillity that belies the property's accessibility.

A private driveway provides parking and an electric vehicle charging point. External power points and a water supply provide additional practicality, whilst the elevated setting allows the principal rooms and gardens to take full advantage of the surrounding landscape.

The relationship between the house, garden, and wider outlook is particularly successful, with the principal accommodation arranged to engage directly with the views and natural light throughout the day. The result is a contemporary home that feels both private and closely connected to its surroundings."





Treeside



Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft

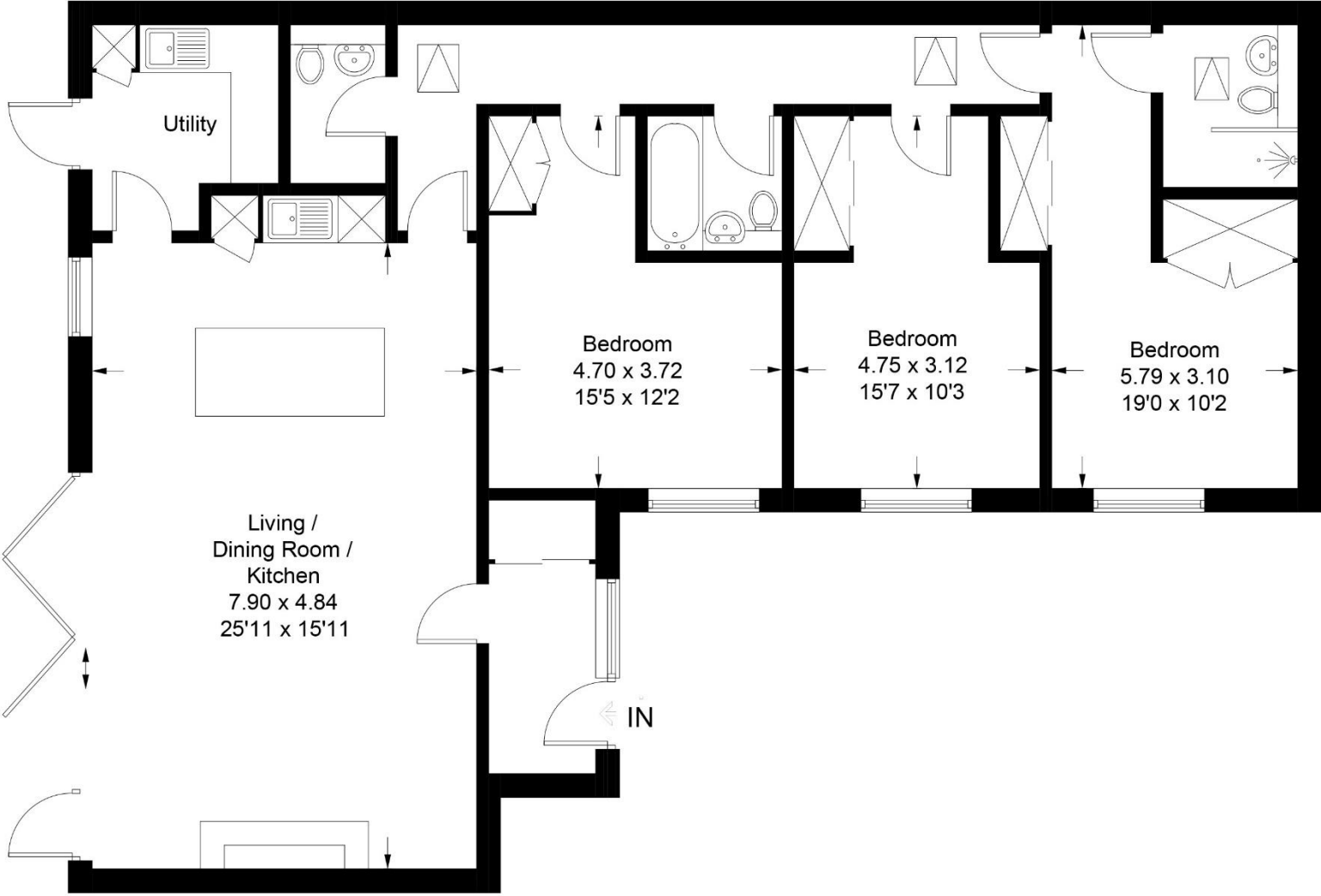


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305049)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX BAND

£2586.19 (E)

EPC RATING

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VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722.

Charles Lear & Co.

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