



31 Sandfield Road, Churchdown, Gloucester, GL3 2HD

£575,000

CHOSSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the heart of Churchdown Village, this delightful four-bedroom semi-detached home exudes genuine period character and offers a wonderful blend of timeless appeal, generous living space, and everyday practicality.

Surrounded by the peaceful Gloucestershire countryside yet perfectly placed between the historic city of Gloucester and the elegant spa town of Cheltenham, it enjoys the sought-after semi-rural charm of this thriving village community.

Across three well-proportioned floors, the home reveals many original features that lend warmth and personality throughout. The ground floor is home to a welcoming reception room filled with natural light, a spacious living room ideal for cosy family evenings, a bright sunroom that captures the sun's gentle glow, a separate dining area perfect for gatherings, a well-equipped kitchen ready for culinary creativity, a practical utility room, a handy ground-floor bathroom, a useful office space, and an attached garage with additional storage.

On the first floor, three generously sized bedrooms offer comfortable retreats for family or guests, served by a family bathroom, with a landing and hallway providing graceful circulation.

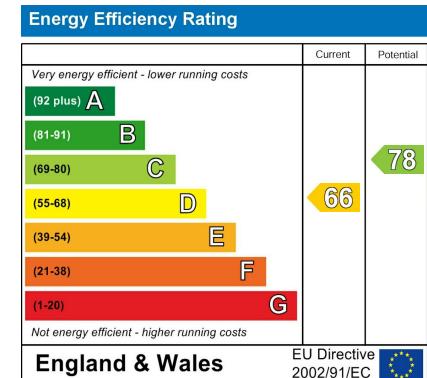
The second floor crowns the property with an impressive principal bedroom – a peaceful sanctuary accompanied by a convenient store room.

Outside, off-road parking and attractive gardens create a tranquil haven for quiet relaxation amid the village's serene setting.

Presented in a condition that reflects its much-loved history, this charming home offers tremendous potential for those with a vision to gently modernise and personalise, enhancing its already appealing character to suit contemporary tastes.

A rare opportunity to acquire a characterful family home in one of Churchdown's most desirable locations – ideal for those craving village life with excellent connectivity and countryside on the doorstep.

- Four generous bedrooms across three floors
- Period character with original features
- Ground-floor bathroom and office attached garage
- Scope to modernise • Generous plot size and personalise
- EPC Rating - D66 • Council Tax Band - D



Agents Note

Freehold
EPC Rating: D66
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk

Rivers & Seas: Very Low
Surface Water: Very Low





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1932 ft²

179.3 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1,5 m

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

