



5 Blacksmith Lane, Churchdown, Gloucester, GL3 2EU

£750,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This impressive four bedroom detached home, previously two semi-detached houses converted into one large detached family home, offers an exceptional blend of generous living space, mature gardens and versatile accommodation perfectly suited to modern living.

Approached via a spacious block-paved driveway providing ample off-road parking, the home immediately presents an attractive façade with well-tended lawn, established planting and a welcoming entrance. Inside, the property extends to approximately 1,858 sq. ft., arranged over two floors to create a superb balance of open-plan entertaining space and comfortable private rooms.

The ground floor is centred around a substantial living-dining room, with under floor heating, bathed in natural light and offering an inviting setting for both relaxation and hosting. A well-appointed kitchen sits at the heart of the home, complemented by additional reception space that can serve as a family room, or ground floor bedroom, providing flexibility to suit a variety of lifestyles. Practical elements including a utility room, bathroom with bath, large separate sliding door shower sink and WC cloakroom enhance everyday convenience.

Upstairs, three well-proportioned bedrooms are arranged around a bright landing, including a principal bedroom with adjacent luxury dressing room, access to a family bathroom, and home office. Each room offers comfortable dimensions, ideal for growing families, home working or guest accommodation.

To the rear, the property truly comes into its own. The beautifully maintained garden enjoys a generous lawn bordered by shrubs, and an apple tree, creating a private and tranquil retreat. A striking timber pergola provides an elegant space for al fresco dining and summer gatherings, while a covered outdoor entertaining area with brick-built barbecue kitchen adds a further touch of luxury – perfect for year-round enjoyment. Finally, a large garage space, currently used for additional storage and gym.

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

Flood Risk
Rivers & Seas: Very Low
Surface Water: Very Low

Broadband:

Standard 13 mbps
Superfast -
Ultrafast 1000 mbps

- Absolutely Stunning Four Bedroom Detached Home
- Heart Of Churchdown Village
- Incredibly Versatile Living Accommodation Over Two Floors
- Beautifully Generous Rear Garden
- Contemporary Finishes Throughout
- Substantial Driveway And Garage
- EPC Rating:
- Council Tax Band: F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 0



Floor 1



Approximate total area⁽¹⁾

1858 ft²

Reduced headroom

2 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.

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