
TG
SALES & LETTINGS
CHURCHDOWN CLUB
EST. 1921

Church Road, Churchdown, Gloucester

£450,000

- **NO Onward Chain**
- Village Location
- Spacious Detached Bungalow
- Versatile Layout
- Extended to Rear
- Detached Garage and Ample Parking
- Walking Distance to Local Amenities
- South Westerly Facing Rear Garden



The Property

TG Sales are delighted to welcome to the market this attractive and deceptively spacious detached bungalow, situated in the highly desirable village of Churchdown. Offering versatile accommodation, charming period features and a beautiful, established rear garden, this delightful property presents an excellent opportunity for buyers seeking a characterful home in a popular and convenient location.

The property retains a wealth of character throughout, including feature fireplaces, attractive bay windows and useful built-in storage, while offering flexible living arrangements to suit a variety of lifestyles.

The well-proportioned ground floor accommodation is accessed via a welcoming entrance hall, leading to a charming dining room featuring a front-facing bay window, feature fireplace and built-in storage. The principal ground floor bedroom also enjoys an attractive bay window and feature fireplace, while the separate living room provides a comfortable and inviting space in which to relax. Further accommodation includes a ground floor shower room with WC and wash hand basin, together with a versatile hobby room or additional bedroom, complete with feature fireplace and built-in storage. A further bedroom offers excellent flexibility and would be equally suited for use as a home office or study.

The kitchen/breakfast room enjoys a pleasant, sunny outlook across the rear garden and is fitted with a range of storage cupboards, a gas hob and electric oven. The property also benefits from a gas combination boiler.

Adding to the appeal, a dormer extension has created a bright and airy first-floor bedroom with its own en-suite bathroom. Overlooking the rear garden, this spacious room offers a peaceful retreat, while direct access to the remaining unconverted loft provides generous additional storage. This upper level further enhances the property's versatility, allowing prospective purchasers to adapt the accommodation to their individual needs.

Outside, the property truly comes into its own. The beautifully established rear garden enjoys a desirable south-westerly aspect, benefiting from sunshine throughout much of the day. With an attractive selection of mature trees, shrubs and well-stocked flower beds, the garden offers a wonderful sense of privacy and tranquillity. Whether enjoying a morning coffee, entertaining family and friends or simply relaxing outdoors, this delightful space provides the perfect setting. To the front, an extensive driveway provides generous off-road parking for several vehicles, complemented by a garage offering secure parking or valuable additional storage.

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 Tewkesbury
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.
Council tax band E

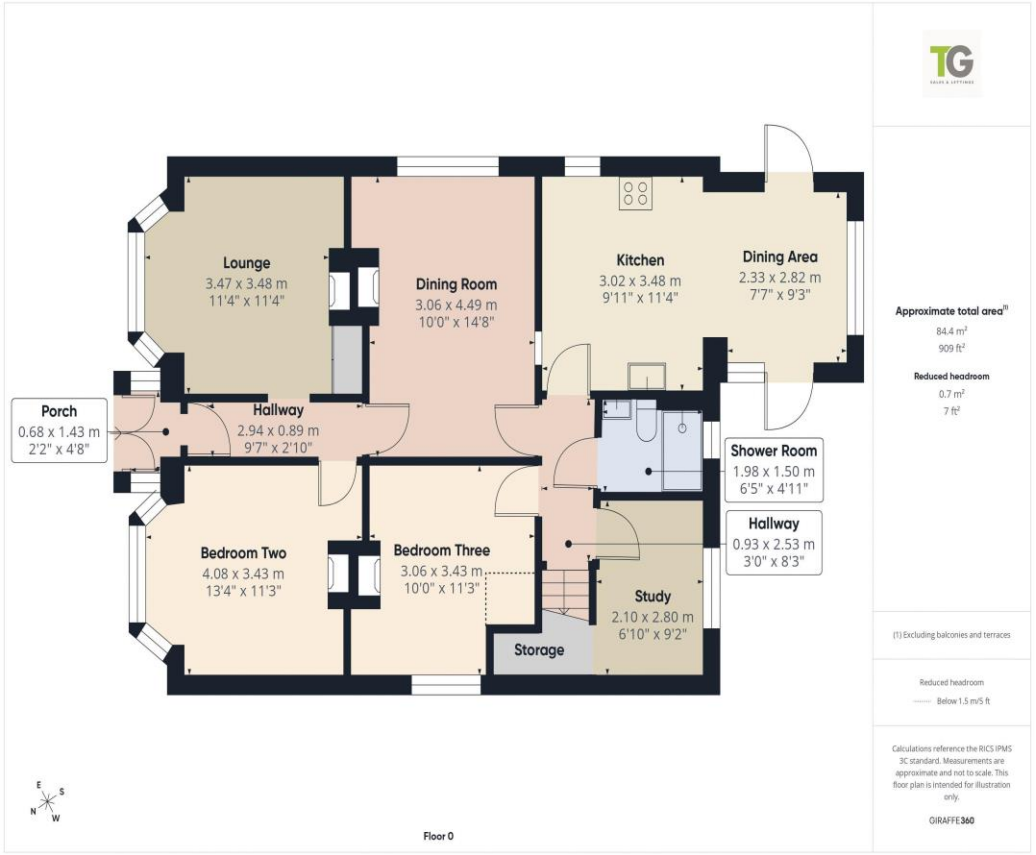


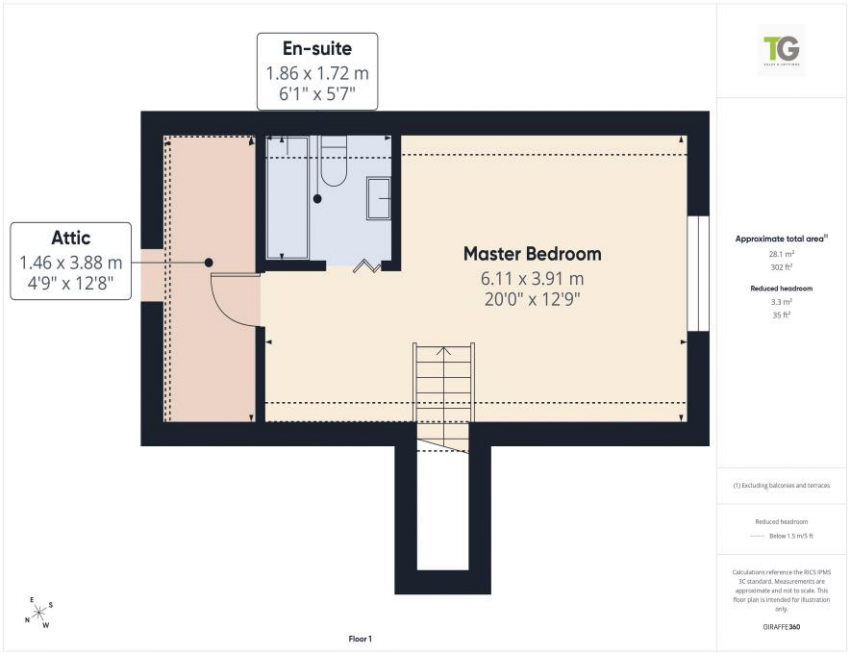




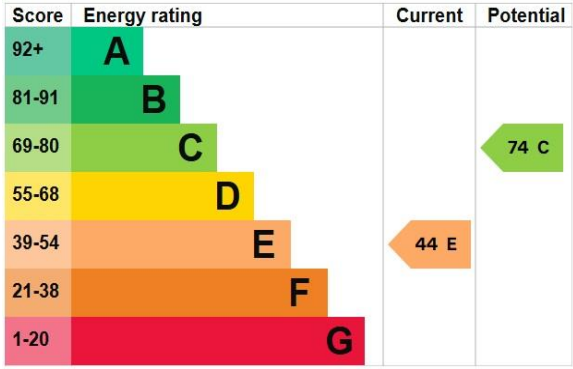








Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



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.


TG
SALES & LETTINGS