



Fernbank Cottage Barrow Hill, Churchdown, Gloucester, GL3 2LN

£650,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

This exceptional extended four-bedroom detached family home is a true standout in the heart of Churchdown Village, perfectly placed between Gloucester and Cheltenham in one of the area's most coveted spots. Perched in an elevated position, it commands breathtaking, far-reaching views across the rolling Gloucestershire countryside.

Step inside and prepare to be impressed by generous, light-filled spaces designed for effortless modern living whilst oozing characterful features. The welcoming hallway opens into a superb modern kitchen, that opens to the dining room with deature fire place. This space really is the ultimate hub for family meals, entertaining, and everyday life as it seamlessly flows into the living room, while a practical utility room and ground-floor WC keep things running smoothly. Furthermore, there is a generous double bedroom on the ground floor - that could also be utilised as a home office.

Upstairs, three beautifully proportioned bedrooms await, including a spacious principal bedroom, all served by a sleek contemporary family bathroom and an additional en-suite shower room for that extra layer of convenience.

But it's those stunning panoramic views that truly set this home apart – sweeping vistas that stretch out from multiple windows and rooms, flooding the house with natural light and creating a sense of space and serenity that's impossible to replicate. Whether you're enjoying morning coffee or winding down in the evening, the countryside feels like your own private backdrop.

With an approximate floor area of 1472 sq ft, generous driveway parking, a detached double garage, and that unbeatable elevated position, this is a rare opportunity to own a home where the views are the star of the show. Properties with this kind of outlook in Churchdown don't come around often – act fast!

Agents Note.  
Freehold  
EPC Rating: TBC  
Tewkesbury Borough Council Band: E  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas - Very Low.  
Surface Water - Very Low.  
Broadband (estimated speeds)  
Standard 14 mbps  
Superfast -  
Ultrafast 1000 mbps

- Stunning Four Bedroom Detached Home
- Stunning Panoramic Views
- Beautifully Finished Driveway And Double Garage
- Elevated Position
- Extended To Incorporate Contemporary Open Plan Living
- Downstairs WC, Upstairs Bathroom And Shower Room
- EPC Rating: TBC
- Council Tax Band: E

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1472 ft<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

(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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