HUNTERS®

HERE TO GET *you* THERE



Farrant Avenue

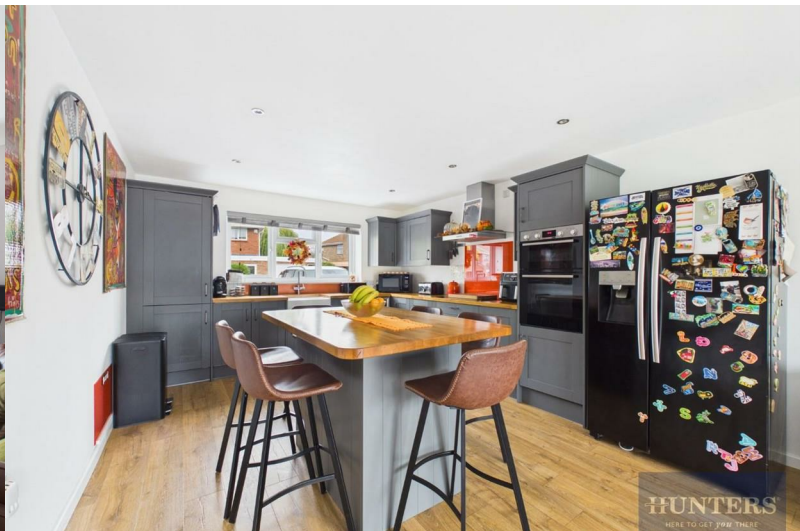
Churchdown, Gloucester, GL3 2BP

Asking Price £600,000

5 2 3

Council Tax: D





Farrant Avenue

Churchdown, GL3 2BP

Asking Price £600,000







Hunters Estate Agents are proud to present this exceptional, fully restored, five-bedroom traditional family home to the sales market, complete with a large fully rebuilt double garage and ample off-road parking with EV Charging Point.

This outstanding property has enjoyed a no-expense-spared full restoration by its current owner, and now presents as a perfect property for any large and discerning family. The feature list is almost endless but includes under floor heating, recently fitted bathrooms, a newly built large double garage, a recently fitted kitchen, solid oak internal doors and a recently fitted log burner in the sitting room - perfect for a cosy family night in.

The accommodation list includes the following:

Ground Floor
The central entrance hall has stairs off to the first floor. The large bay-fronted sitting room faces the front elevation. The impressive 24'+ kitchen/dining room occupies the entire east wing of the property and is a fabulous space for entertaining friends and family alike. Off the Kitchen, via an extended inner hallway, is a utility/boot room and a cloakroom with wc and basin. The final room on the ground floor is a 10'+ study/home office which could be used as bedroom six if required should elderly relatives regularly stay over.

First Floor
The added east wing to the property hosts the new bedroom one, an impressive 16' x 12' room with a private en-suite shower room. Bedrooms two, three and four are all double rooms with bedroom five being a standard single. The family bathroom has been re-fitted and extended to include a full bathroom suite and an additional walk-in shower.

Outside
The large bloc paved drive has an EV charging point and leads to the fully rebuilt extra deep and extra wide double garage with mains power and light. The rear garden hosts a substantial timber den/summer house.

Being close to excellent primary schools and Chosen Hill senior school, we strongly recommend viewing this perfect family home.

- **Large Five/Six Bedroom Detached Family House**
- **Three Reception Rooms**
- **Two Bathrooms/Three wc's**
- **Fully Refurbished With Solid Oak Doors**
- **Council Tax Band D | Energy Rating - TBC | EV Charging Point**
- **Outstanding Condition Throughout**
- **Large Rebuilt Detached Double Garage**
- **Fabulous Garden Den/Summerhouse**
- **Complete Chain, Ready to Proceed**
- **Tenure - Freehold**

Sitting Room
16'2" x 11'7" (4.95 x 3.55)

Kitchen/Dining Room
24'4" x 12'3" (7.43 x 3.74)

Study/Guest Bedroom Six
10'4" x 6'2" (3.15 x 1.90)

Utility Room
6'0" x 4'8" (1.84 x 1.44)

Cloakroom/WC
6'2" x 2'10" (1.90 x 0.88)

Bedroom One
15'11" x 12'2" (4.86 x 3.73)

Bedroom Two
13'10" x 10'5" (4.23 x 3.18)

Bedroom Three
12'9" x 9'5" (3.89 x 2.89)

Bedroom Four
10'0" x 7'5" (3.05 x 2.27)

Bedroom Five
8'11" x 7'1" (2.73 x 2.18)

En-Suite Shower Room
8'1" x 4'7" (2.48 x 1.42)

Family bathroom
10'0" x 8'5" (3.07 x 2.57)

Double Garage
21'5" x 19'3" (6.54 x 5.89)

Den/Summer House
12'10" max x 11'3" max (3.93 max x 3.44 max)
This is triangular shaped - sizes are max points









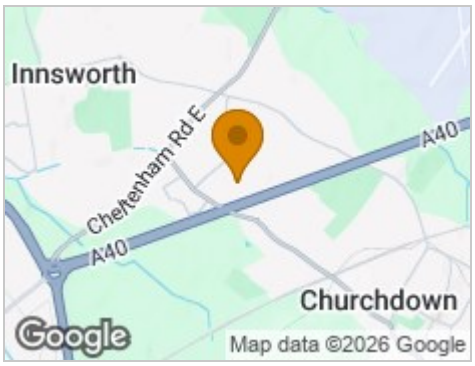
Road Map



Hybrid Map



Terrain Map

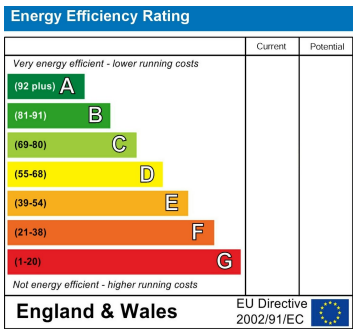


Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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