



24 Anne Hathaway Drive, Churchdown, Gloucester, GL3 2PX

£515,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Tucked away in a highly regarded cul-de-sac in the heart of Churchdown Village, this generously proportioned four-bedroom detached home offers the perfect opportunity for those looking to create their dream property. While in need of modernisation throughout, the house boasts a versatile layout, excellent room sizes, and a fair-sized rear garden — all within one of the area’s most popular residential settings.

On the ground floor, you are welcomed into a bright hallway which leads to a well-proportioned living room and a separate dining room — both filled with natural light and offering wonderful scope for modern open-plan living. The spacious kitchen sits at the centre of the home, with views towards the garden, while a conveniently placed downstairs cloakroom completes the main living area.

To the side of the property, the utility room and garage each enjoy their own separate entrance — ideal for those seeking a dedicated laundry space, home workshop, or additional storage away from the main house.

Upstairs, the main bedroom enjoys a generous footprint and its own private en-suite shower room, while three further bedrooms are served by a family bathroom. Each room offers flexibility for guests, a home office, or hobbies, making it a versatile home for a growing family.

Outside, the property enjoys a good-sized, private rear garden — ideal for relaxing, gardening, or entertaining — along with a driveway providing off-road parking.

Perfectly positioned for local schools, amenities, and transport links, this home represents an exciting blank canvas with fantastic potential to update, extend (subject to planning), and truly make your own.

Agents Note.  
Freehold  
EPC Rating: D67  
Tewkesbury Borough Council Tax Band: F  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

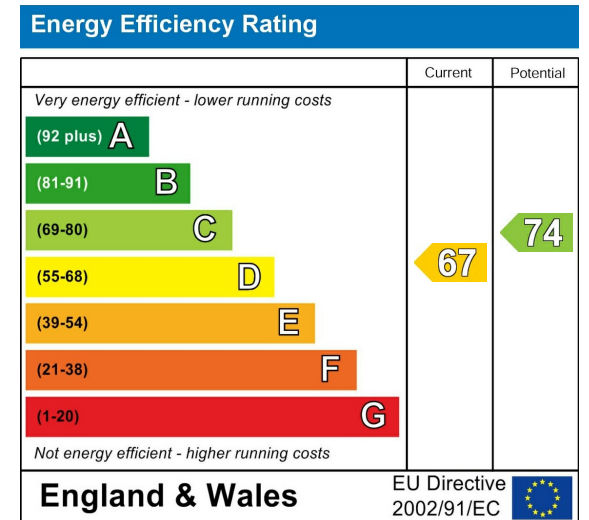
Flood Risk:  
Rivers & Seas: Very low  
Surface Water: High

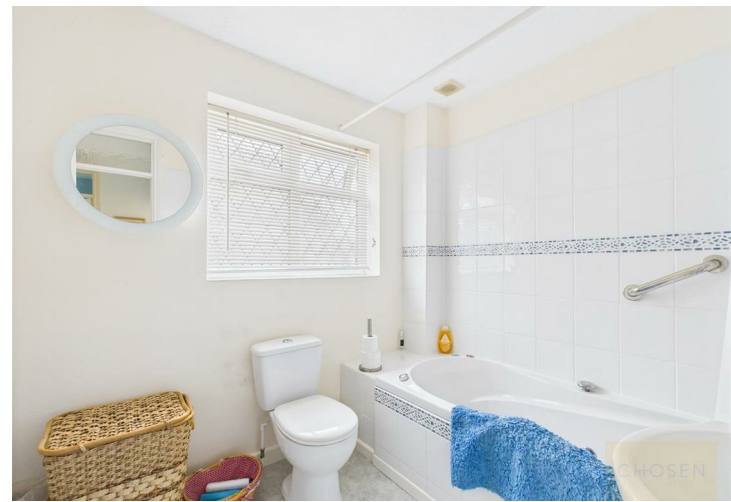
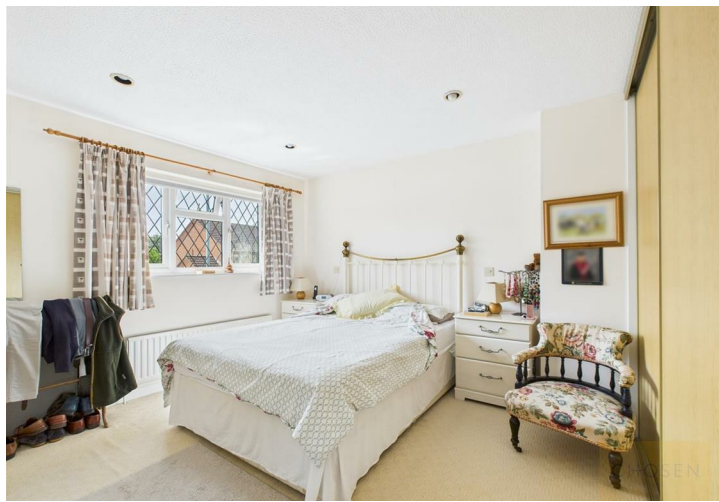
Standard 15 mbps  
Superfast -  
Ultrafast 1000 mbps

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

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- Detached four-bedroom family home
- Spacious living and dining rooms, plus a bright kitchen
- Separate utility room and garage
- EPC Rating - D67
- Sought-after cul-de-sac location
- Master bedroom with en-suite
- Within easy reach of local amenities and well-regarded schools
- Council Tax Band - F







Floor 0

Approximate total area<sup>(1)</sup>  
1445 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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