



64 Oldbury Orchard, Churchdown, Gloucester, GL3 2PU

£445,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This stunning three-bedroom detached family home is perfectly positioned in the desirable heart of Churchdown village – a vibrant, semi-rural gem nestled between Gloucester and Cheltenham, boasting top schools, fantastic local amenities, and superb links to the M5, Gloucestershire Airport, and mainline trains.

Step inside to discover bright, generously proportioned living spaces designed for modern family life. A welcoming hallway flows into a spacious living room ideal for cosy evenings, while the extended kitchen forms a fabulous open-plan hub flooded with natural light. A beautiful worktop, plenty of storage, breakfast bar, and French doors that spill out to the garden.

Upstairs awaits three well-proportioned bedrooms – including a generous principal – served by a sleek modern family bathroom and an additional shower room for extra flexibility.

Outside, the private rear garden is a real highlight: a lush lawn with mature planting, a large paved patio perfect for summer barbecues and al fresco dining, plus handy storage shed. Driveway parking and a single garage complete the picture.

With an approximate floor area of 1104 sq ft, this light-filled home delivers space, style, and that sought-after village vibe in a prime spot. Properties like this don't hang around – view today and make it yours!

Agents Note.

Freehold

EPC Rating: E51

Tewkesbury Borough Council Tax Band: D

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk

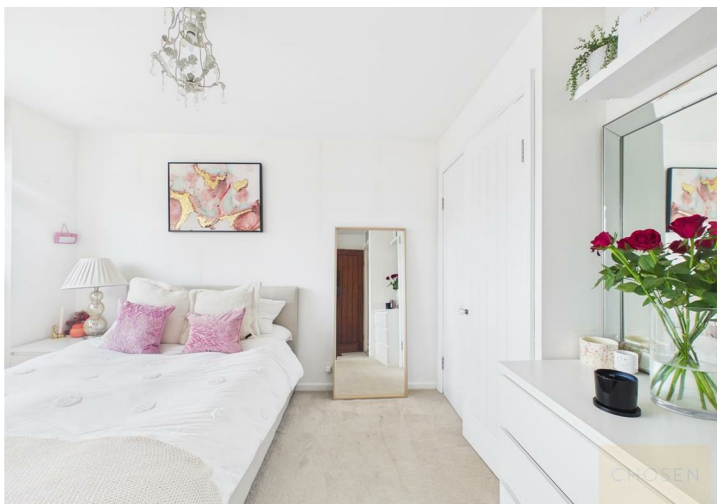
Rivers & Seas Very Low

Surface Water Very Low

- Beautiful Three Bedroom Detached Home
- Incredibly Sought After Location
- Contemporary Open Plan Kitchen-Diner Opening To Enclosed Rear Garden
- Separate Living Room With Wood Burner
- Downstairs WC, Family Bathroom Upstairs And Showers
- Driveway And Garage
- EPC Rating: E51
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0

Approximate total area⁽¹⁾
1104 ft²



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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