



5 Church View, Church Road, Churchdown, GL3 2EQ

£575,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A beautifully presented four-bedroom townhouse in the heart of Churchdown Village!

Situated in a highly sought-after central village location, this attractive and spacious four-bedroom home offers versatile accommodation set across three floors, ideal for modern family living.

Upon entering, the ground floor comprises a welcoming hallway leading to a generously sized kitchen/living area, thoughtfully designed as the hub of the home with ample space for both cooking and everyday living. To the rear, a separate dining room provides an excellent space for entertaining, complemented by a useful utility room and downstairs WC.

The first floor features a bright and spacious living room, perfect for relaxing, alongside a well-proportioned master bedroom and en-suite. The second floor offers three further bedrooms with excellent proportions, as well as an additional bathroom, making this home ideal for growing families or those needing flexible work-from-home space.

Externally, the property benefits from a beautifully maintained rear garden, designed for low maintenance and outdoor enjoyment, with a combination of patio seating areas and lawn. To the front, the home enjoys an attractive setting with a driveway leading to a garage, providing ample parking and storage.


Further benefits include a charming façade, generous overall living space, EV charge point, and a prime position within easy reach of local amenities, well-regarded schools, and transport links.

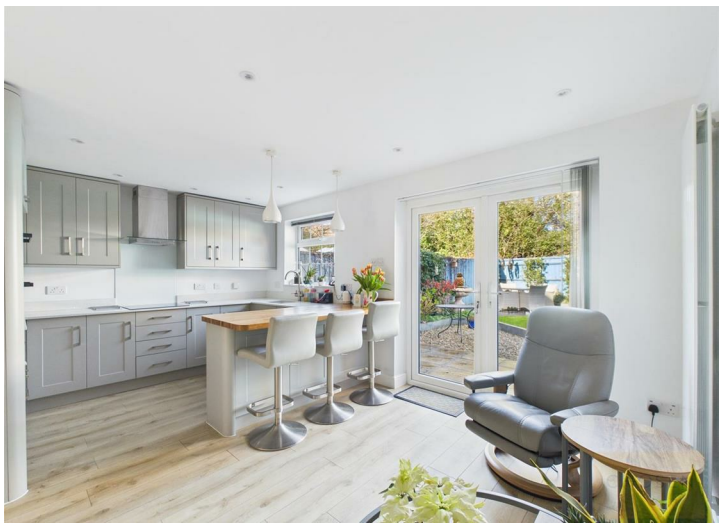
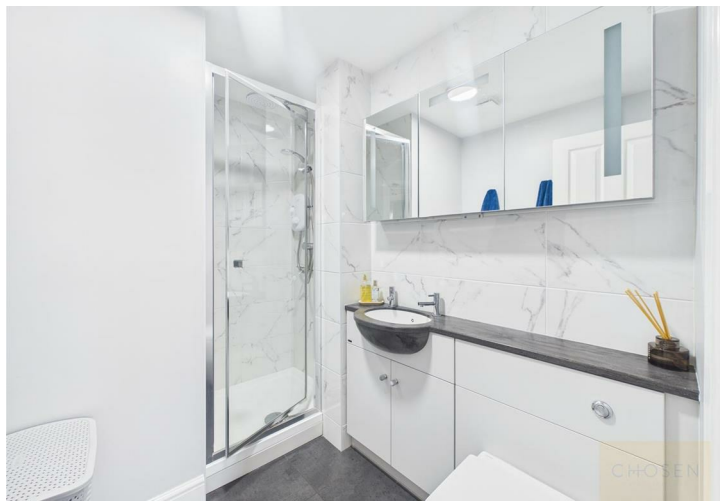
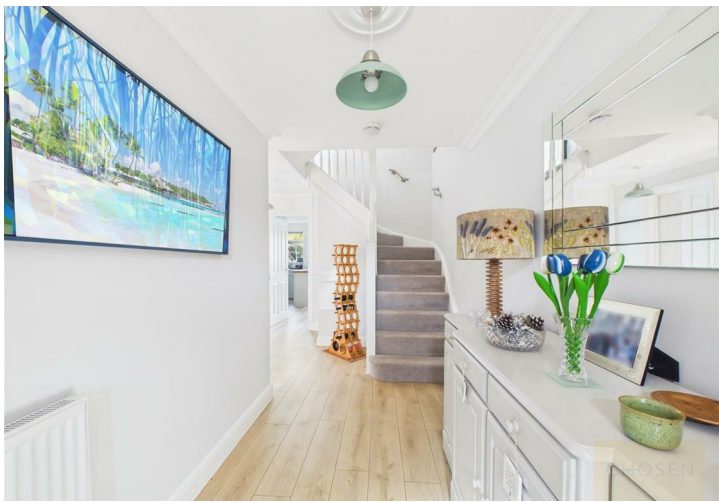
Agents Note.
Freehold
EPC Rating: C76
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.

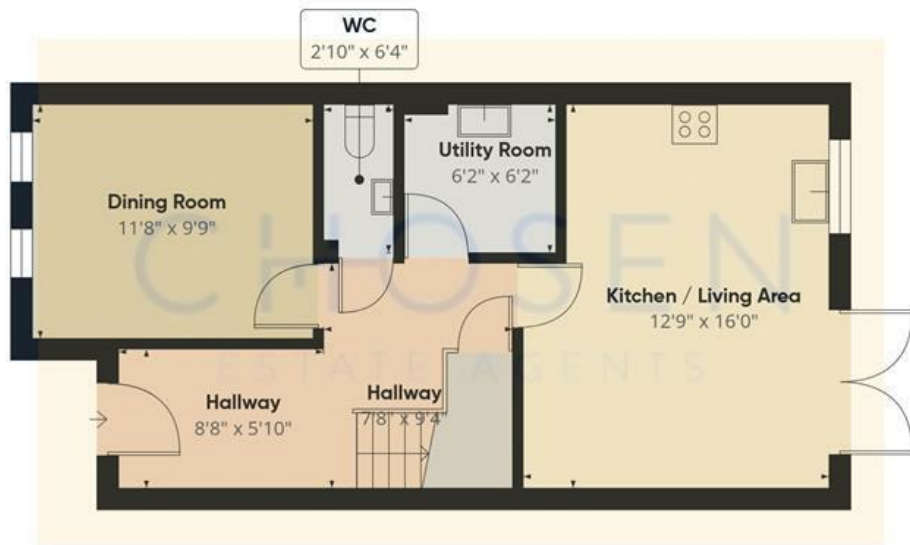
Flood Risk:
Rivers & Seas - Very Low.
Surface Water - High.

- Four Bedroom Home Arranged Over Three Floors
- Beautiful Kitchen/Living Area With Separate Dining Room
- Privately Enclosed Rear Garden
- Incredibly Sought After Village Location
- Garage And two Off Road Parking Spaces
- Ground Floor WC, En-Suite On First Floor And Family Bathroom On Second Floor
- EPC Rating: C76
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1461 ft²

Reduced headroom

101 ft²

(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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