

TG

SALES & LETTINGS



Melville Road, Churchdown, Gloucester Gloucestershire GL3 2RF

£475,000

- Stunning Extended Family Home
- Hugely Desirable Cul-de-sac location
- Finished to a High Standard
- Garden Room/Bar
- Generous Garden
- Ample Parking
- Cloakroom, Shower room & Bathroom
- Walking Distance to Local Schools

A STUNNINGLY EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT IN ONE OF CHURCHDOWN'S MOST SOUGHT-AFTER LOCATIONS.

Situated along the ever-popular Melville Road in the heart of Churchdown, this beautifully presented four-bedroom semi-detached home has been thoughtfully extended and finished to an exceptional standard, creating an outstanding family home that perfectly blends modern living with generous indoor and outdoor space.

From the moment you step inside, the quality of finish is immediately apparent. The spacious and versatile accommodation has been designed with modern family life in mind, offering bright, well-proportioned rooms and a superb flow throughout.

The impressive extension creates a fantastic living and entertaining space, while the stylish interiors ensure the property is truly ready to move straight into. Occupying a generous plot, the home enjoys a beautifully maintained rear garden offering excellent privacy and plenty of space for the whole family to enjoy.

A standout feature is the superb garden room/bar – a fantastic all-season entertaining space, perfect for hosting friends and family, relaxing with a drink, or creating the ultimate home office, gym or hobby room. Upstairs, four well-sized bedrooms provide comfortable accommodation for growing families, complemented by modern bathroom facilities and attractive décor throughout.

Perfectly positioned within easy reach of highly regarded schools, local amenities, parks and excellent transport links into Gloucester, Cheltenham and the M5, this exceptional home offers the ideal combination of location, space and lifestyle.

An outstanding turnkey family home that must be viewed to fully appreciate everything it has to offer.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

Tenure Freehold

Local Authority Gloucester

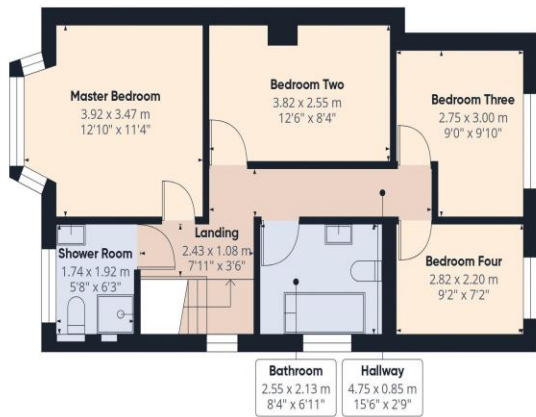
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

116.6 m²
1256 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/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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Floor 0 Building 2



Approximate total area⁽¹⁾

23.2 m²
250 ft²

(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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