



Civilta Parton Road, Churchdown, Gloucester, GL3 2JN

£675,000

CHOSEN  
ESTATE AGENTS



THE PROPERTY

A Spacious Four-Bedroom Detached Home Tucked Away at the End of a Private Road in the Heart of Churchdown Village!

Positioned at the end of a peaceful private road and surrounded by mature greenery, this substantial four-bedroom detached residence offers generous living space, superb privacy and an enviable setting within highly sought-after Churchdown Village.

Boasting over 2,200 sq. ft. of accommodation, the property is designed with family living in mind. The ground floor features two well-proportioned reception rooms, a bright and inviting sunroom overlooking the garden, and an 18ft living room ideal for entertaining. A formal dining room sits just off the kitchen, creating an excellent flow for day-to-day living, while a practical utility room and welcoming entrance hall complete the ground floor.

Upstairs, the property offers four comfortable double bedrooms, including an impressive principal bedroom with dual-aspect windows. The remaining bedrooms are all generously sized, served by a spacious family bathroom and a separate shower room.

Outside, the home enjoys a beautifully mature rear garden, private, enclosed and perfect for summer gatherings or quiet relaxation. To the front, a wide driveway provides extensive off-road parking and leads to a double garage, offering superb storage or workshop potential.

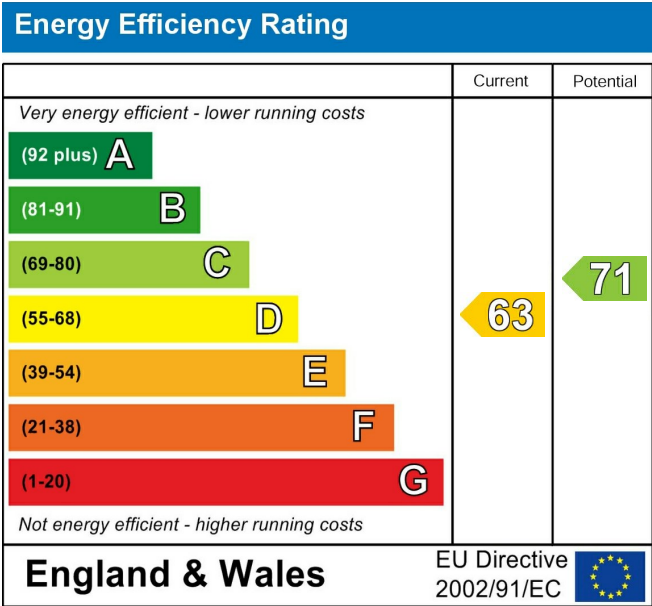
Nestled within Churchdown Village, the location combines tranquillity with convenience: local shops, schools, countryside walks and transport links are all close at hand.

Agents Note.  
Freehold  
EPC Rating: D63  
Tewkesbury Borough Council Band: F  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk:  
Rivers & Seas: Very Low  
Surface Water: Very Low

2 Church Road, Churchdown, Gloucestershire, GL3 2ER  
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- Substantial Four Bedroom Detached Home
- Positioned At The End Of A Private Road
- Four Reception Rooms
- No Onward Chain
- Generous Plot With Larage Rear Garden
- Double Garage And Driveway Providing Off Road Parking For Multiple Vehicles
- EPC Rating: D63
- Council Tax Band: F











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

2255 ft<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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