



Aspen Parton Road, Churchdown, Gloucester, GL3 2JJ

£600,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Tucked away along a quiet no-through road in the very heart of Churchdown Village, this brand new four bedroom detached home offers stylish, contemporary living with spacious accommodation arranged over two floors. Finished to a high standard throughout and offered to the market with no onward chain, the property provides a fantastic opportunity for buyers seeking a turnkey family home in a highly desirable village setting.

The ground floor is centred around a superb open-plan kitchen, dining and family space, creating the perfect hub of the home. The kitchen is fitted with modern units, generous work surfaces and a central island, with ample space for dining and entertaining. French doors open out to the rear garden, allowing natural light to flood the space and providing an ideal connection between indoor and outdoor living. There is also an incredibly useful utility room from the kitchen,

A separate living room offers a cosy retreat, while a hallway with staircase to the first floor leads to a ground floor shower room.

Upstairs, the property offers four well-proportioned bedrooms arranged around the central landing. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides flexible space for families, guests, or home working.

Externally, the home benefits from off-road parking and an enclosed rear garden, offering excellent potential for landscaping and outdoor entertaining.

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

### Flood Risk:


Flood Risk  
Rivers & Seas - Very low  
Surface Water - Very low

\*The garden photo is ai generated to display what the garden will look like upon completion.  
Planting will also be done to the front.\*

2 Church Road, Churchdown, Gloucestershire, GL3 2ER  
Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)

- Stunning Four Bedroom Detached Home
- Fantastic Village Location
- Incredibly Sought After No Through Road
- EPC Rating: TBC
- Brand New Build
- Driveway And Enclosed Rear Garden
- No Onward Chain
- Council Tax Band: TBC

## Energy Efficiency Rating

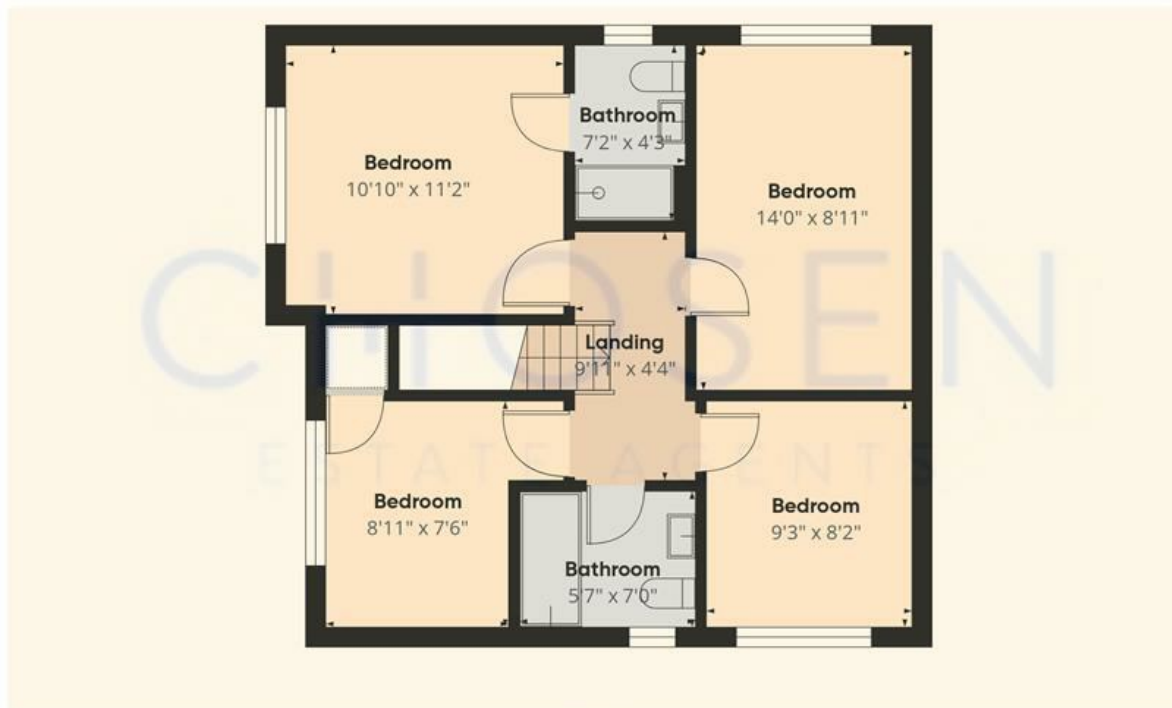
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0

Approximate total area<sup>(1)</sup>  
1067 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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