

Tawny Barn Green Lane, Churchdown, Gloucester, GL3 2LB

£600,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located on the highly desirable and rarely available Green Lane in the heart of Churchdown Village, this delightful three-bedroom detached home offers a superb blend of spacious living, generous gardens, and future potential — making it a perfect choice for families, professionals, or those looking to upsize in a prestigious location.

Occupying a particularly impressive plot, the property boasts ample off-road parking to the front along with a detached garage, while the large, private rear garden offers an enviable outdoor space that is not overlooked, providing both peace and privacy.

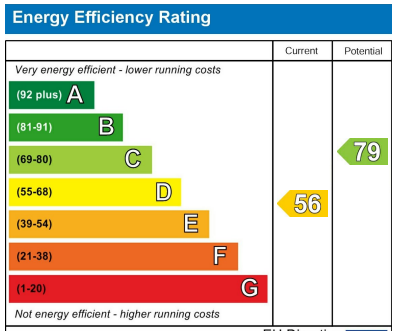
Internally, the layout is well thought out for modern family living. The ground floor comprises a welcoming entrance hall, a bright and airy sitting room, and a separate dining room, perfect for formal meals or entertaining guests. To the rear, the stylish kitchen/diner forms the heart of the home, complete with bifold doors that open seamlessly onto the rear garden, making it ideal for indoor-outdoor living during the warmer months. A practical utility room with WC completes the downstairs accommodation.

Upstairs, you'll find two generous double bedrooms, both featuring fitted wardrobes, and a well-proportioned third single bedroom, also benefitting from built-in storage. These are served by a family bathroom and offer flexibility for families, home working, or guest space.

One of the key highlights of this property is its expansive plot, which offers significant potential for extension (subject to planning permission). Whether you're looking to increase the downstairs footprint or add a two-storey extension for additional bedrooms or living space, the possibilities here are exciting and varied.

This property truly offers the rare combination of location, space, privacy, and potential, all set within a charming village environment with excellent local amenities, schools, and transport links.

- Three Bedroom Detached
- Spacious Sitting Room, Dining Room & Kitchen/Diner
- Separate Utility Room with WC
- Prime Churchdown Village Location
- Generous Plot
- Detached Garage
- EPC Rating - D56
- Council Tax Band - E



Agents Note
Freehold
EPC Rating: D56
Tewkesbury Borough Council Band: E
Mains Gas, Electric and Water are connected.

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

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Floor 0



Floor 1

Approximate total area(1)

1155 ft²

Reduced headroom

31 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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