Sandford House, 3 Greenfields, Churchdown GL2 9QT

£799,950

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• Substantial detached family home • Overlooking open countryside • Semi rural location positioned between Churchdown and Cheltenham • Garage and parking • Large garden • Three reception rooms • Two en suite shower rooms and family bathroom • Utility room • Tewkesbury Borough Council, Tax Band G - £3905.15 (2026/2027) • EPC D67

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Entrance Hall
Floor-to-ceiling double-glazed windows to both side elevations, stairs to first floor, understairs cupboard, radiator, tiled flooring, doors to all internal rooms.

WC
WC, vanity wash hand basin with mixer tap, radiator, inset ceiling spot lights, extractor fan, tiled flooring.

Dining Room
Double glazed window to rear elevation, radiator, door to hall.

Living Room
Double glazed French doors leading out into the garden, two radiators, inset woodburner with sandstone surround and mantle, double doors to;

Utility Room
Double glazed door to rear elevation, a range of matching wall and base units with work surface over, inset one bowl stainless steel sink, space, and plumbing for washing machine and tumble dryer, tiled splash backs, tiled flooring, radiator.

Kitchen/Breakfast Room
Double glazed windows to both rear and side elevations, a range of matching wall and base shaker style units with Granite worksurface and matching upstands, further work surface with solid oak worktops, inset 1 1/2 bowl stainless steel sink and mixer taps, space for freestanding fridge freezer, electric Range Master with extractor hood over, electric Aga, space and plumbing for dishwasher, inset ceiling spotlights, radiator, tiled flooring, stable door to hall, opening to-

Family Room
Double glazed window to side elevation, radiator, wooden flooring, door to;

Integral Garage
Up and over door to side elevation, power and lighting, cupboard housing boiler.

Galleried Landing
Two storage cupboards, airing cupboard, radiator, access to loft via a hatch that is partially boarded with a light and an integrated ladder.

Master Bedroom
Double glazed window to rear elevation, radiator, dressing area with two double built-in wardrobes, door to;

Ensuite
Double glazed obscure window to rear elevation, shower, vanity wash hand basin with mixer tap and WC with hardstone work surface, heated towel rail, inset ceiling spotlights, extractor fan.

Bathroom
Double glazed obscure window to rear elevation, bath with shower attachment, wash hand basin, WC, radiator, tiled splash backs, tiled flooring, inset ceiling spotlights, extractor fan.

Guest Bedroom
Double glazed windows to both rear and side elevations, double built-in wardrobes, radiator, door to;

Ensuite
Double glazed obscure window to rear elevation, shower, wash hand basin, WC, heated towel rail, tiled splash backs, tiled flooring, inset ceiling spotlights, extractor fan.

Bedroom Three
Double glazed window to front elevation, radiator, built-in double wardrobes.

Bedroom Four
Double glazed windows to both front and side elevations, radiator, built-in double wardrobe.

Bedroom Five
Double glazed window to front elevation, radiator.

Outside
There is a Tarmac driveway providing ample off-road parking behind double gates with an electric charger point and also giving vehicular access to the garage. From here, gated access leads to the rear garden. The rear garden is good sized with the majority laid to lawn with mature shrub borders and a paved patio area. There is a wooden stable which measures 6.58m x 3.55m which could be converted to a home office/gym, if required. There is also a further wood store and area housing the oil tank.

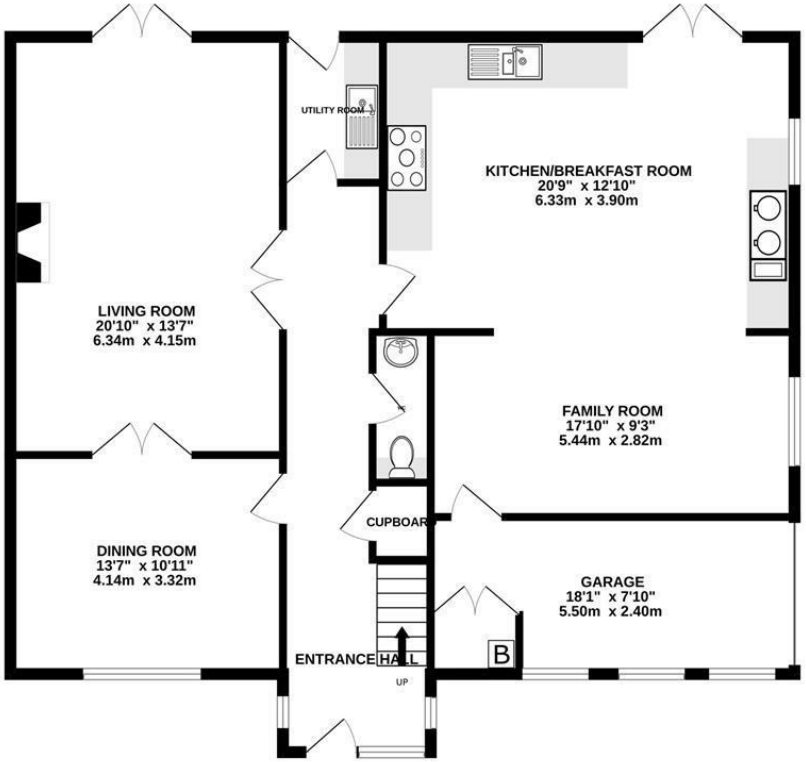
Location

The ever-sought-after village of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. Local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways, and access to various primary and secondary schools, which are ideal for both working professionals and young families.

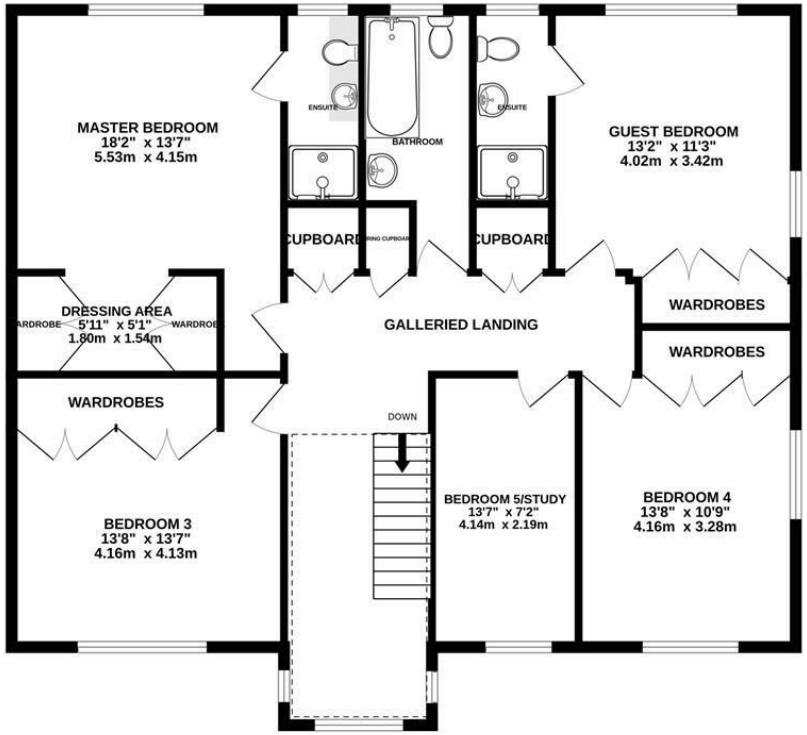
Material Information

Tenure: Freehold.
Council Tax Band: Tax Band G
Local Authority and Rates: Tewkesbury Borough Council; £3905.15 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil-fired
Broadband speed: Standard 8 Mpbs, Ultrafast 1000 Mbps.
Mobile phone coverage: EE (Likely) 02 (Likely) and Vodafone (Likely)
Please note, there is an annual ground rent of £40.00 per year for the upkeep of the drive payable to HomeGround. There is also a fee of £337.50 per year payable to First Port Property Services.

GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA : 2516 sq.ft. (233.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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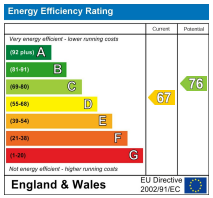
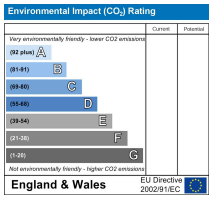
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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