

8 Brandon Close, Churchdown GL3 1NU

£365,000

naylor powell

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• Four bedroom family property • Ample off road parking • Highly sought after location • Stylish media wall • Versatile living accommodation • Private and enclosed rear garden • Great transport links between Gloucester and Cheltenham • Within close proximity to local amenities • Tax band D - Tewkesbury Council - £2343.09 per annum (2026/27) • ECP D62

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Accommodation

The ground floor offers well-proportioned and versatile accommodation comprising a spacious living room, kitchen/dining room, utility, playroom, and a convenient cloakroom with WC and wash hand basin.

The living room is an excellent size, featuring a bay-style window to the front aspect that floods the room with natural light, as well as a contemporary feature media wall. The kitchen/dining room is equally generous and benefits from both a side access door and French doors opening onto the rear garden, creating an ideal space for family living and entertaining. The kitchen itself is well-equipped, offering a range of floor- and eye-level units providing ample storage, along with integrated appliances including a dishwasher, electric oven, and a four-ring electric hob with extractor over. There is additional space for a fridge-freezer, as well as a useful under-stairs storage cupboard.

Currently utilised as a playroom, the fourth bedroom offers great versatility and would equally lend itself to use as a home office, snug, or additional reception room. Completing the ground floor is a practical utility room, situated to the rear of what was formerly the garage and accessed via the back garden. This space provides further storage along with plumbing for a washing machine and tumble dryer.

On the first floor, the property continues to impress with three well-proportioned bedrooms and a family bathroom. Both the principal and second bedrooms are good-sized doubles, whilst the master benefits from sliding mirrored wardrobes; the second bedroom enjoys views over the rear garden. The third bedroom is positioned at the front of the property. The stylish family bathroom comprises a WC, a wash hand basin, and a bath with a shower over.

Outside

To the front of the property, a driveway provides convenient off-road parking for multiple vehicles. The generously sized rear garden is accessed via a side gate and offers a great balance of outdoor space, featuring both lawned and decked areas, ideal for relaxing or entertaining.

Location

Positioned within a quiet no through road, the property enjoys a desirable setting just a stone's throw from Hide View Park. The ever popular suburb of Churchdown is ideally located, offering excellent transport links to Gloucester, Tewkesbury, Cheltenham, and Bristol. A wide range of local amenities are within easy reach, including convenience stores, a petrol station, post office, hairdressers, public houses, and takeaways, along with access to well-regarded primary and secondary schools.

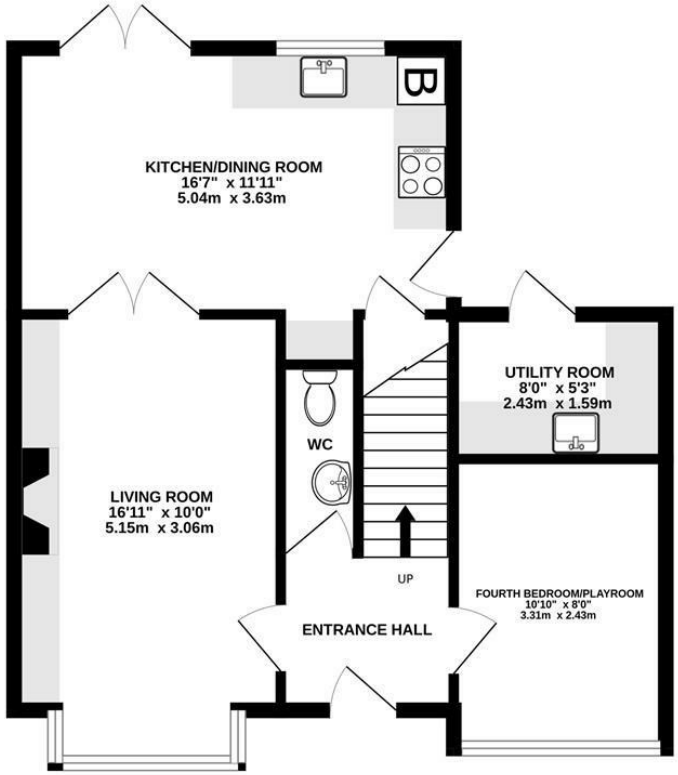
Material Information

Tenure: Freehold.
Council Tax band: D
Local authority and rates: Tewkesbury Council - £2343.09 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

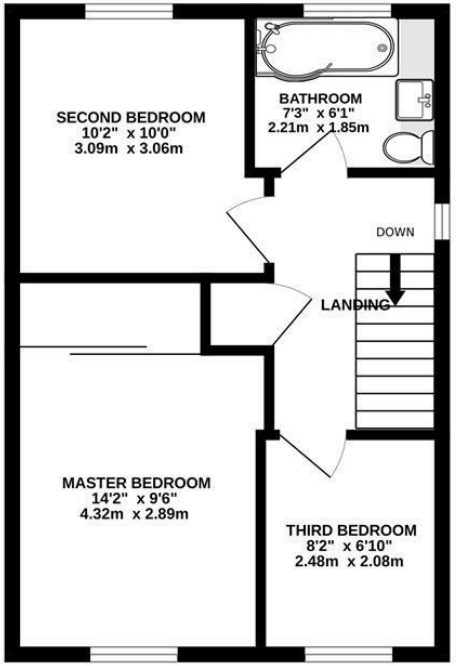




GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



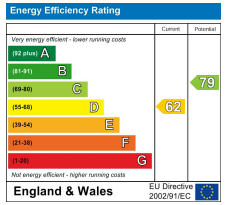
TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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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