



SALES & LETTINGS



11 Far Sandfield, Churchdown, Gloucester Gloucestershire GL3 2JS

£600,000

- Envidable Village Location
- Thoughtfully Extended
- Double Garage
- Generous L Shaped Garden
- Ample Off Road Parking
- Finished to a Superb Standard
- Private Cellar Under Lounge
- Kitchen/Dining Family Room

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Nestled within a generous plot in one of Churchdown's established residential locations, The Retreat is a beautifully presented four-bedroom semi-detached period home that successfully blends timeless character with contemporary living.

Finished to a superb standard throughout, this exceptional family home offers spacious and versatile accommodation, complemented by attractive gardens, a double garage, and the added benefit of a useful cellar. Retaining many charming period features while incorporating high-quality modern finishes, the property provides an inviting balance of elegance and practicality.

The well-proportioned living spaces are ideal for both everyday family life and entertaining, while the stylish kitchen and beautifully appointed interiors create a home ready to move straight into.

Upstairs, four generously sized bedrooms provide comfortable accommodation for growing families, served by well-finished bathroom facilities. The cellar offers excellent additional storage or potential for a variety of uses, subject to the necessary planning permission.

Outside, the generous plot provides ample outdoor space to enjoy, with well-maintained gardens offering a private setting for relaxing or entertaining. A substantial double garage and ample parking further enhance the property's appeal.

Located in the ever-popular village of Churchdown, residents benefit from an excellent range of local amenities, highly regarded schools, scenic countryside walks, and convenient access to Gloucester, Cheltenham, the M5 motorway, and mainline rail links.

Offering period charm, generous proportions, and an exceptional standard of presentation, The Retreat represents a rare opportunity to acquire a distinguished family home in one of the area's most desirable locations.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors' surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

Tenure Freehold

Local Authority Tewkesbury

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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