



59 Parton Road, Churchdown, Gloucester, GL3 2AQ

£375,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated in the popular village of Churchdown, this well-presented three-bedroom semi-detached family home offers generous living space, excellent parking, and a truly outstanding rear garden.

The property features a driveway providing excellent off-road parking for multiple vehicles.

Inside, the ground floor comprises a bright and spacious living room to the front with a large bay window, and an impressive kitchen-dining room to the rear, ideal for family living and entertaining. Completing the downstairs accommodation is a useful laundry room and separate ground-floor WC.

Upstairs there are three well-proportioned bedrooms (two doubles and one single) along with a family bathroom.

The standout feature is the exceptional rear garden. This private oasis includes two fish-stocked ponds, a large lawn, mature planting, patio areas, and multiple sheds/outbuildings — perfect for families, pets, or garden enthusiasts.

Churchdown offers a strong community feel with highly regarded schools, local shops, parks, and convenient access to Gloucester, Cheltenham, and the M5 motorway.


A versatile and well-maintained family home with a spectacular garden in a sought-after location. Early viewings are highly recommended.

Agents Note.  
Freehold  
EPC Rating: D62  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.

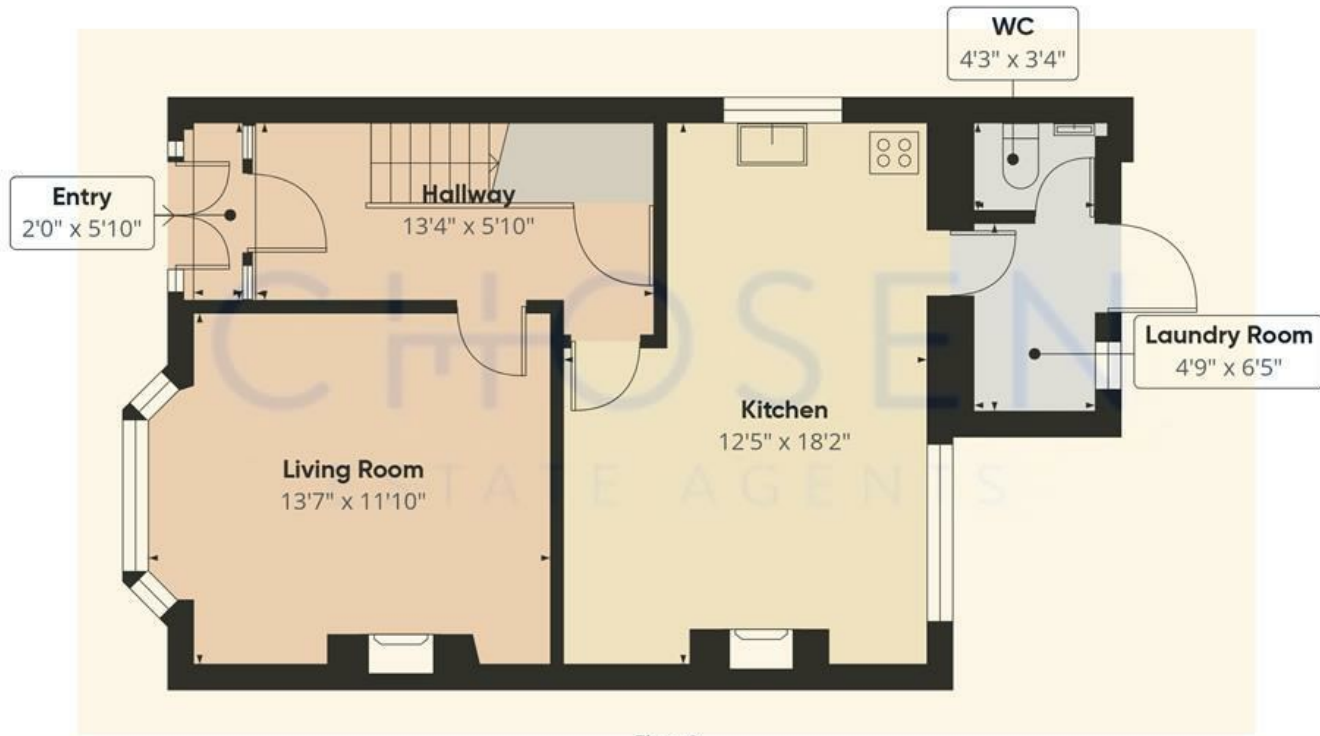
Flood Risk: Very Low  
Broadband:  
Basic - 19 Mbps  
Ultrafast - 1000 Mbps

- Three Bedroom Semi-Detached Home
- Incredibly Generous Rear Garden
- Open Plan Kitchen-Diner With Separate Living Room
- Downstairs WC And Upstairs Bathroom
- Sought After Location Close To Great Local Schools
- Driveway Providing Off Road Parking For Four Vehicles
- EPC Rating: D62
- Council Tax Band: C

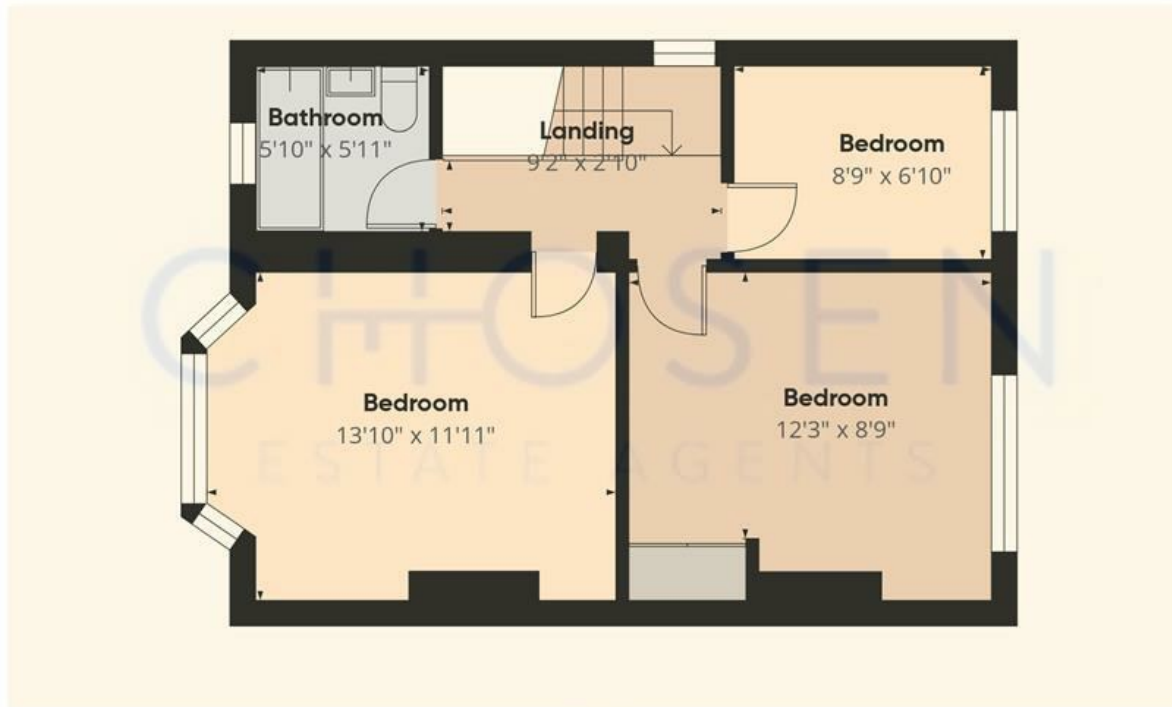
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
912 ft<sup>2</sup>

(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.

GIRAFFE360

