



7 Barrow Hill, Churchdown, Gloucester, GL3 2LW

£430,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated in one of Churchdown Village's most desirable positions, this beautifully presented three-bedroom semi-detached home offers generous living space, attractive gardens, and exceptional views both front and rear. With Churchdown Hill rising proudly ahead of the property and wide, open vistas across fields and countryside to the rear, this home enjoys a truly enviable setting.

The ground floor features a welcoming hallway leading through to a spacious living/dining room, filled with natural light and enjoying direct garden access, perfect for family living and entertaining. The kitchen sits at the heart of the home, complemented by a useful utility room and a convenient ground-floor WC.

Upstairs, the property offers three well-proportioned bedrooms, including a generous second bedroom boasting beautiful views to the rear. A well-appointed family bathroom completes the first floor.

Outside, the rear garden is a standout feature, an expansive, well-tended space, providing a sense of privacy and tranquillity. To the front, the home benefits from a private driveway, with the impressive backdrop of Churchdown Hill enhancing the property's kerb appeal.

The property also includes a detached garage building, offering fantastic storage, workshop potential, or scope for hobby use (subject to requirements).

Located within easy reach of local shops, schools, and village amenities, and positioned perfectly for commuting to Cheltenham, Gloucester, and the motorway network, this home combines village charm with everyday convenience.

Agents Note.  
Freehold  
EPC Rating: D68  
Tewkesbury Borough Council Band: D  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas - Very Low.  
Surface Water - Very Low.  
Broadband (estimated speeds)  
Standard 14 mbps  
Superfast -  
Ultrafast 1000 mbps

- Three Bedroom Semi-Detached Home
- Incredibly Desirable Location With Views To Front And Rear
- Generous Rear Garden
- Large Garage/Workshop
- Driveway Providing Off Road Parking For Four Vehicles
- Open Plan Living
- EPC Rating: D68
- Council Tax Band: D

### 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>		
(55-68) <b>D</b>	<b>68</b>	<b>75</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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1215 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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