



24 Blacksmith Lane, Churchdown, Gloucester, GL3 2EU

£625,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This substantial five bedroom detached home offers a wonderfully versatile layout, a generous rear garden and ample off road parking. With accommodation arranged across two floors, there is plenty of space for family life, entertaining and working from home.

The ground floor offers a welcoming entrance hall, a spacious living room and a separate office, which could also make an ideal snug or playroom. A generous dining room leads through to the sunroom, providing a lovely spot to relax overlooking the garden. The kitchen offers plenty of space, complemented by a separate utility room.

A particularly spacious ground floor bedroom, together with a bathroom on the same level, adds flexibility for visiting family or those looking for accommodation with fewer stairs.

Upstairs, four further bedrooms are served by a shower room and a separate WC, giving the home a practical arrangement for a growing family.

Outside, the rear garden is a real highlight. Predominantly laid to lawn with established planting and a decked seating area, it offers plenty of room for children to play, keen gardeners to enjoy and summer entertaining. A detached outbuilding provides useful additional storage or workshop space, while the broad frontage offers parking for several vehicles.

A home with space, flexibility and plenty of scope to make it your own, all within a desirable village setting.

Agents Note.

Freehold

EPC Rating: TBC

Tewkesbury Borough Council Tax Band: D

Mains Gas, Electric and Water are connected.

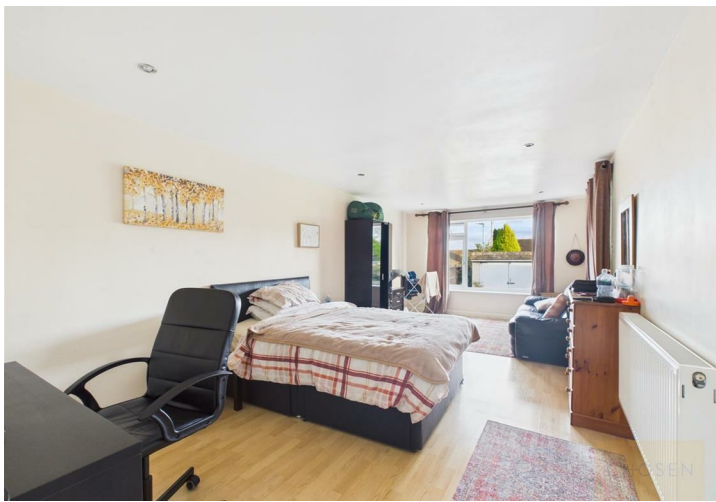
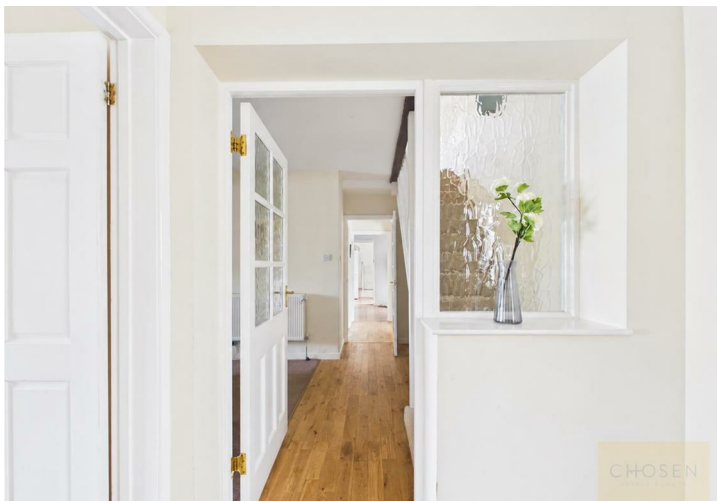
Fibre Broadband is available in the area.

Flood Risk - Very Low

- Substantial Five Bedroom Detached Family Home
- Living Room, Dining Room, Office And Sun room Creating Incredibly Versatile Living Space
- Four Double Bedrooms Upstairs
- EPC Rating: TBC
- Generous Frontage And Rear Garden With Outhouse
- Downstairs Bedroom And Bathroom
- Convenient Location Close To Local Schools And Providing Great Access To The M5
- Council Tax Band: E

Energy Efficiency Rating

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





Floor 0

Approximate total area⁽¹⁾

2201 ft²

Reduced headroom

141 ft²



Floor 1

(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.

GIRAFFE360

