



14 Oldbury Orchard, Churchdown, Gloucester, GL3 2PU

£475,000

CHOSSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in the heart of the ever-popular Churchdown village, this well-presented and thoughtfully extended four-bedroom semi-detached home offers generous and versatile accommodation, ideal for growing families or those seeking flexible living space.

The ground floor provides a welcoming entrance hallway with the family bathroom, and leads into a spacious principal living room, perfect for relaxing evenings. To the rear of the property, the home opens into a bright dining area, which connects seamlessly to the fitted kitchen, creating an ideal space for everyday family life and entertaining. A separate additional reception room offers excellent flexibility and could be used as a snug, family room or playroom, whilst providing access to the rear garden. An additional office and useful utility room further enhance the practicality of the ground floor layout, along with a separate WC.

Upstairs, the first floor hosts four well-proportioned bedrooms, whilst the principal bedroom is serviced by a modern en-suite. The layout offers excellent versatility, whether accommodating children, guests or working from home.

Externally, the property benefits from a driveway providing off-road parking and a covered carport area to the front. To the rear is a private, enclosed garden, designed for low maintenance and featuring a pleasant seating area along with a garden room/summerhouse, ideal for outdoor entertaining, hobbies or home working.

Conveniently located within walking distance of local shops, schools and amenities, and offering easy access to Gloucester, Cheltenham and major transport links, this is a superb opportunity to acquire a spacious family home in a highly desirable village setting.

### Agents Note.

Freehold

EPC Rating: C71

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

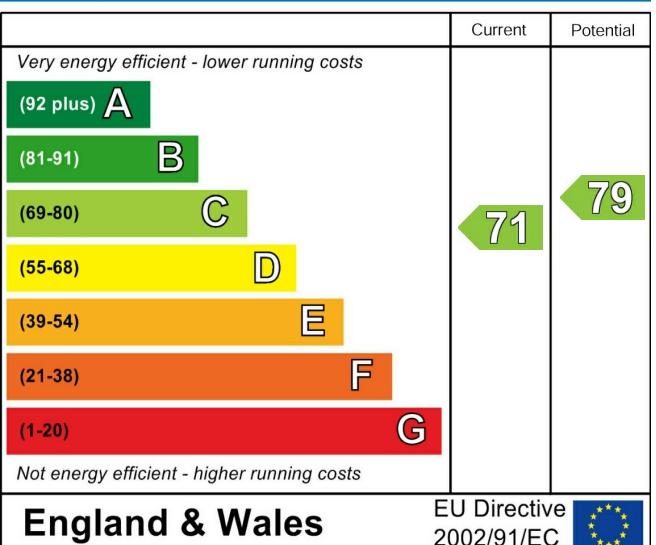
### Flood Risk:

Rivers & Seas: Very Low

Surface Water: Very Low

- Extended Four Bedroom Semi-Detached Home
- Picturesque Views To The Front
- Incredibly Sought After Village Location
- Contemporary Open Plan Living
- W, Family Bathroom And En-Suite
- Driveway And Car Port
- EPC Rating: C71
- Council Tax Band: C

### Energy Efficiency Rating







(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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