



4 Kilminster Court Cheltenham Road East, Gloucester, GL3 1AN

£390,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Tucked away in a peaceful corner of Churchdown, this beautifully detached home offers a rare blend of space, style and serenity. Set within a quiet cul-de-sac, it's a property that immediately feels like a retreat—welcoming you with warmth and character from the moment you arrive.

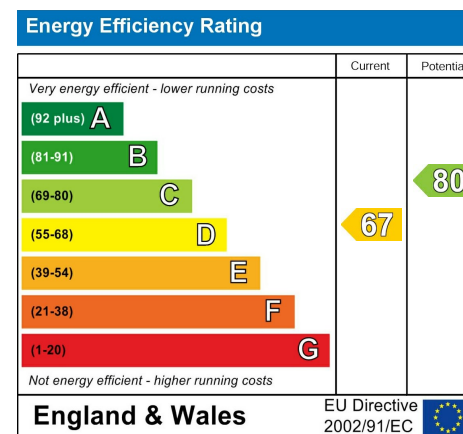
Inside, the layout flows effortlessly, with a generous entrance hall leading to a bright and inviting living space that's perfect for both relaxed evenings and lively gatherings. The heart of the home is the expansive kitchen and dining area, where natural light dances across every surface and there's room to cook, entertain and connect. Whether it's weekend brunches or festive feasts, this space adapts to every occasion with ease. A convenient downstairs cloakroom adds practicality, while the rear-access garage offers secure storage and potential for further versatility.

Upstairs, three double bedrooms provide comfort and calm in equal measure. Each room is thoughtfully proportioned, offering a restful retreat at the end of the day. The principal bedroom is especially impressive, while the others lend themselves beautifully to family living, guest accommodation or even a dedicated workspace. A stylish family bathroom completes the upper floor, designed with relaxation in mind.

Outside, the property enjoys a private garden and driveway, with the cul-de-sac setting offering a strong sense of community. Churchdown itself is perfectly placed between Gloucester and Cheltenham, with excellent schools, shops and transport links all within easy reach. Whether you're commuting, raising a family, or simply seeking a quieter pace of life, this location delivers.

This is a home that invites you to settle in, stretch out and make it your own. Early viewing is highly recommended to appreciate the charm and potential of this delightful property.

- Detached family home
- Spacious versatile layout
- Excellent storage opportunities
- EPC Rating - D67
- Three generous double bedrooms
- Cul-de-Sac location
- Close to excellent schools, shops, and transport links
- Council Tax Band - D



### Agents Note

Freehold.

EPC Rating: D67

Tewkesbury Borough Council Band: D

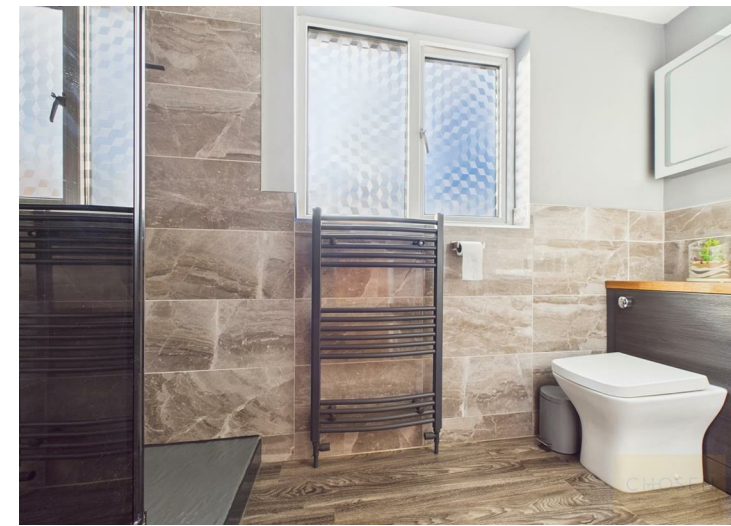
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

### Flood Risk:

Rivers & Seas - Very Low

Surface Water - Very Low





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1274 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.

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