



Browbridge Pirton Lane, Churchdown, Gloucester, GL3 2QE

£585,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Extended Four Bedroom Semi-Detached Home – Churchdown Village!

Situated in the heart of the ever-popular Churchdown Village, this beautifully extended four-bedroom semi-detached property offers a perfect blend of modern family living and a charming village setting. With generous accommodation, a wonderful garden, and stunning views, this is a home not to be missed.

The property welcomes you with a light-filled hallway leading into a spacious living room, perfect for cosy evenings. To the rear, the heart of the home is the impressive open-plan kitchen, dining and family area, finished to a high standard and ideal for both everyday living and entertaining. Large bi-folding doors open directly onto the patio and garden, seamlessly blending indoor and outdoor living. A sunroom adds further versatility, while a cloakroom/WC completes the ground floor.

Upstairs, you'll find four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while three further bedrooms offer flexible use, with one currently set up as a home office. A stylish family bathroom serves the remaining bedrooms.

The rear garden is a true highlight – a generous lawn with mature trees and hedging, a paved seating area, and wonderful views across open fields. A detached garden building, currently being used as a gym, is installed with electrics so could be used as a home office, additional storage or workshop space. To the front, there is off-road parking.

Perfectly positioned between Cheltenham and Gloucester, Churchdown Village offers a wealth of local amenities including shops, pubs, excellent schools, and beautiful countryside walks. With convenient access to the M5 and good transport links, this property is ideal for both families and professionals.

Agents Note.

Freehold

EPC Rating: C72

Tewkesbury Borough Council Band: D

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

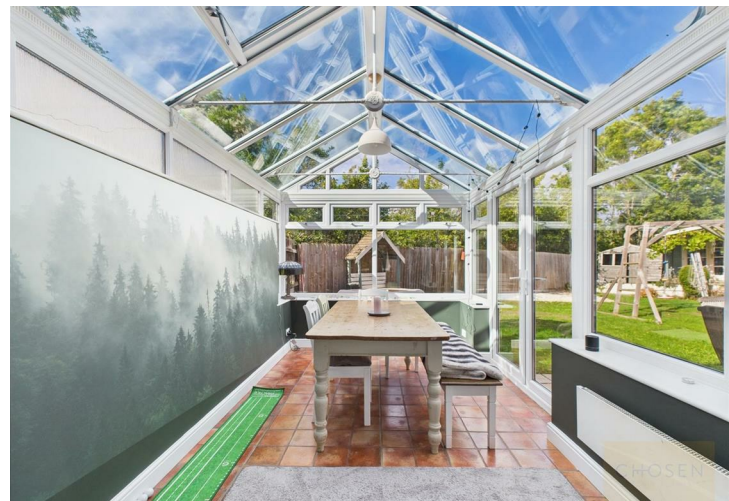
Rivers & Seas: Very Low

Surface Water: Very Low

- Extended Four Bedroom Semi-Detached Home
- Beautiful, Contemporary Open Plan Kitchen-Dining-Family Space
- Sought After Village Location
- Beautiful Countryside Views
- Separate Living Room And Sun Room
- Incredibly Generous Garden On Corner Plot
- EPC Rating: C72
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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⁾
1425 ft²



Floor 1

(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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