



16 Oldbury Orchard, Gloucester, GL3 2PU

£375,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled within the sought-after heart of Churchdown Village, this extended family home offers a canvas of possibility for those with vision and flair. Set back from the road with a welcoming frontage and private driveway, the property enjoys a peaceful yet connected position—just moments from excellent local schools, village amenities, and green open spaces.

Step inside and discover a generous, light-filled layout spread across two floors, thoughtfully extended to the rear to enhance both flow and flexibility. The ground floor boasts a spacious living room ideal for cosy evenings, a sunroom that invites light, and a dedicated office space perfect for remote working or creative pursuits. A separate dining room and kitchen offer scope for reconfiguration, while the additional WC adds convenience for family life.

Upstairs, four well-proportioned bedrooms are served by a stylish four-piece family bathroom, offering comfort and practicality for growing households or visiting guests.

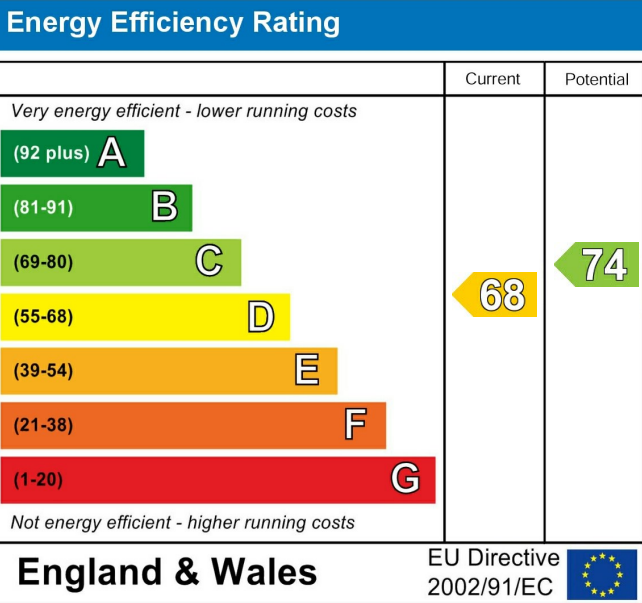
Outside, the rear garden presents a tranquil retreat with direct access to the single garage—accessible from both the garden and the front drive. The garden also houses a concrete shed/workshop, practical for multiple purposes. Whether you're dreaming of landscaped borders, a play area, or alfresco entertaining, the outdoor space is ripe with potential.

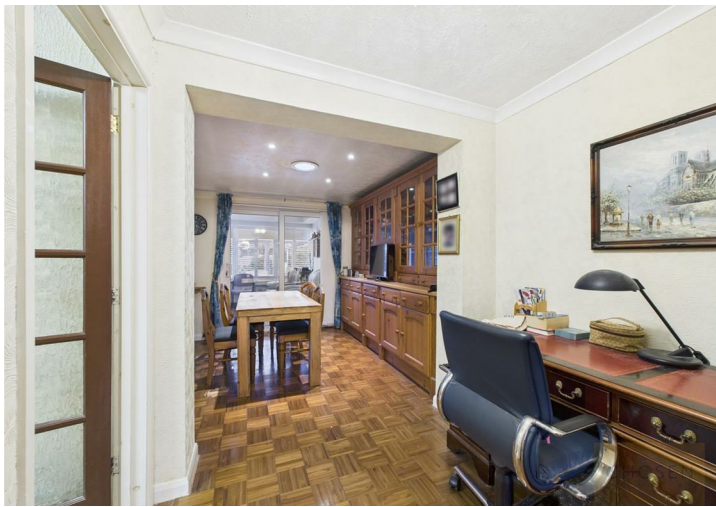
While the property does require modernisation throughout, it offers a rare chance to craft a home tailored to your taste in one of Gloucester’s most desirable village settings. With its extended footprint, versatile layout, and enviable location, this is a home that promises both charm and opportunity.

Agents Note
Freehold
EPC Rating: D68
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 home
- Requires modernisation throughout
- Spacious ground floor layout
- Four-piece family bathroom
- Single garage with dual access
- Close to excellent schools and amenities
- EPC Rating - D68
- Council Tax Band - C







Floor 0



Floor 1

Approximate total area⁽¹⁾

1247 ft²

Reduced headroom

7 ft²

(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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