



5 Church View, Church Road, Churchdown, GL3 2EQ

£575,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

A beautifully presented four-bedroom townhouse in the heart of Churchdown Village!

Situated in a highly sought-after central village location, this attractive and spacious four-bedroom home offers versatile accommodation set across three floors, ideal for modern family living.

Upon entering, the ground floor comprises a welcoming hallway leading to a generously sized kitchen/living area, thoughtfully designed as the hub of the home with ample space for both cooking and everyday living. To the rear, a separate dining room provides an excellent space for entertaining, complemented by a useful utility room and downstairs WC.

The first floor features a bright and spacious living room, perfect for relaxing, alongside a well-proportioned master bedroom and en-suite. The second floor offers three further bedrooms with excellent proportions, as well as an additional bathroom, making this home ideal for growing families or those needing flexible work-from-home space.

Externally, the property benefits from a beautifully maintained rear garden, designed for low maintenance and outdoor enjoyment, with a combination of patio seating areas and lawn. To the front, the home enjoys an attractive setting with a driveway leading to a garage, providing ample parking and storage.

Further benefits include a charming façade, generous overall living space, EV charge point, and a prime position within easy reach of local amenities, well-regarded schools, and transport links.

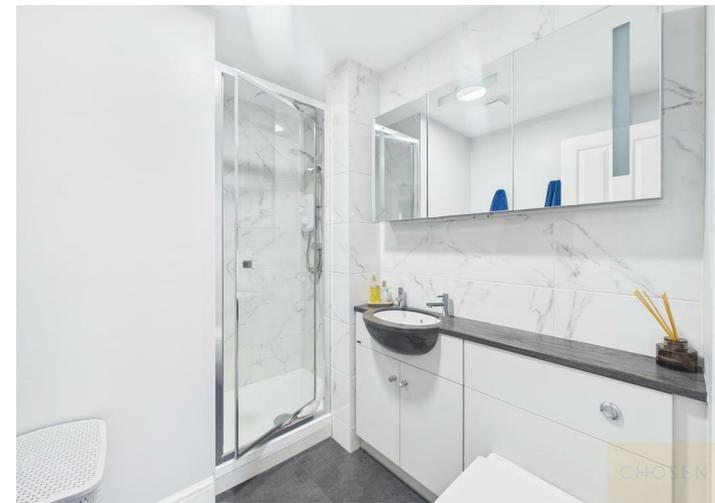
Agents Note.  
Freehold  
EPC Rating: TBC  
Tewkesbury Borough Council Band: D  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas - Very Low.  
Surface Water - High.

- Four Bedroom Home Arranged Over Three Floors
- Beautiful Kitchen/Living Area With Separate Dining Room
- Privately Enclosed Rear Garden
- Incredibly Sought After Village Location
- Garage And two Off Road Parking Spaces
- Ground Floor WC, En-Suite On First Floor And Family Bathroom On Second Floor
- EPC Rating: TBC
- Council Tax Band: D

### Energy Efficiency Rating

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





Floor 0



Floor 1



Floor 2



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

1461 ft<sup>2</sup>

Reduced headroom

101 ft<sup>2</sup>

(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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