

ESTATE AGENTS



# Farr & Farr

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**PRICE : £475,000**

**REF : H24139/LW**

**59 CHURCHDOWN LANE  
HUCCLECOTE  
GLOUCESTER  
GL3 3QJ**



**A BEAUTIFUL 3 BEDROOM PERIOD COTTAGE DATING  
BACK TO THE 17TH CENTURY WITH DETACHED ONE  
BEDROOM BUNGALOW – ONE OF A KIND**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ office@  
farr-farr.co.uk

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farr-farr.co.uk

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farr-farr.co.uk

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421  
✉ churchdown@  
farr-farr.co.uk

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298  
✉ lettings@  
farr-farr.co.uk

## **59 CHURCHDOWN LANE, HUCCLECOTE, GLOUCESTER, GL3 3QJ**

59 Churchdown Lane is believed to date back to the 17<sup>th</sup> Century and offers a wealth of features. The property has been sympathetically modernised to give spacious and practical family accommodation as well as the addition of a completely self-contained and beautifully built annex/bungalow in the garden offering ancillary accommodation for a family member or even the possibility of an Airbnb subject to planning.

The property offers good sized accommodation, on the first floor there are three good bedrooms as well as a large family bathroom. Downstairs you will find a lovely lounge, dining room / entrance hall, downstairs shower room and a wonderful kitchen / living/ breakfast room with hand built bespoke units overlooking the garden. Outside, a path leads to a detached brick-built bungalow / annex which benefits from a kitchen, bedroom, living room and wet room and offers completely independent living. To the exterior of the property, the gardens are mature and private, there is ample parking to the front with dry stone wall boundaries. Other benefits include an automated pedestrian gate and intercom system to the bungalow. This property is a must see for those looking for a beautifully maintained yet quirky property with additional ancillary accommodation.

Churchdown Lane is situated on the eastern edge of Hucclecote approximately 3 miles from the City Centre. Good local shops, schools and other facilities are close by. Cheltenham and the M4 are only a very short drive.

**17<sup>TH</sup> CENTURY COTTAGE - REFURBISHED; 3 / 4 BEDROOMS; DINING HALL; LOUNGE; KITCHEN/BREAKFAST/SITTING ROOM; GROUND FLOOR SHOWER ROOM; FIRST FLOOR BATHROOM; CENTRAL HEATING; UPVC DOUBLE GLAZING; PARKING FOR 4/5 CARS; AUTOMATED PEDESTRIAN GATE; PRIVATE GARDEN; RE-ROOFED; PARTIAL RE-WIRE, NEW GCH SYSTEM; RE-PLASTERED; UNDERFLOOR HEATING.**

**DETACHED BUNGALOW - 1 BEDROOM, LOUNGE, KITCHEN; WET ROOM; PRIVATE ENTRANCE.**

### **PORCH :**

Oak framed porch. Glazed. Access to composite front door.

### **DINING HALL : 12'2 X 10'7**

Radiator. Brick fireplace. Staircase to first floor. Laminate flooring. Glazed door to:



**LOUNGE : 17'9 x 14'**

Double radiator plus one single radiator. Multi fuel log burner. UPVC double glazed windows to the front. Ceiling beams. TV point. Door to -

**STUDY/BEDROOM 4 : 9'9 X 5'7**

UPVC double glazed window to rear. Radiator. Exposed beams.

**KITCHEN/BREAKFAST ROOM: 14'2 x 11'3**

High quality bespoke kitchen with timber units comprising of wall, base, drawer and larder units with Quartz worktop and upstands. Inset 1.5 bowl stainless steel sink with Quartz drainer and mixer taps. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Neff 'Hide and Slide' electric oven. Neff integrated microwave. 5 ring gas burner with extractor over. Breakfast Bar. Inset ceiling spotlights. UPVC double glazed door window and French doors to rear garden. Door to rear lobby and downstairs shower room. Underfloor heating. Laminate flooring.

**SITTING AREA ; 16'4 X 10'0**

UPVC double glazed sash window to side. Laminate flooring with underfloor heating. Exposed brick wall. TV point. Horizontal designer radiator.



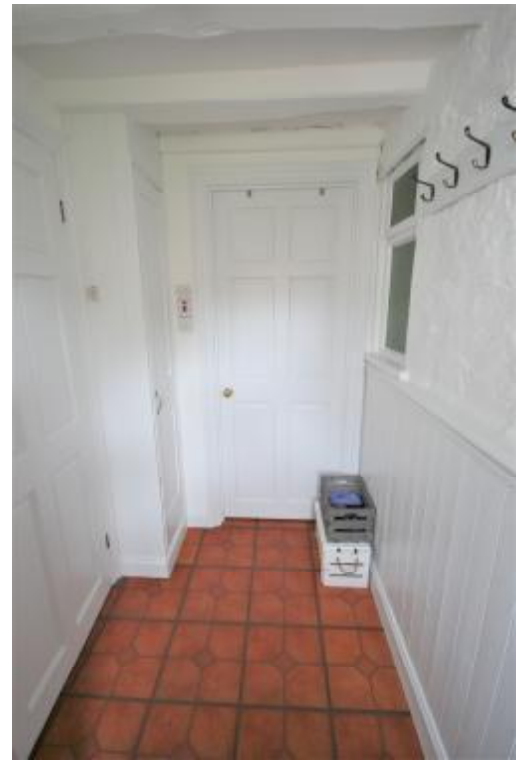


**REAR LOBBY :**

Beamed ceiling. Storage cupboards. Door to garden and door to:

**SHOWER ROOM :**

Double shower cubicle with Triton power shower and glazed screens. Wash hand basin. Low level WC. Fully tiled walls. Tiled floor. Exposed beams and radiator.

**FIRST FLOOR****LANDING :**

Some exposed wall and ceiling beam. Radiator. Decorative cornicing. Fitted carpet.

**BEDROOM ONE : 18'7 x 14'3**

Exposed wall and ceiling beams. UPVC double glazed windows to front and rear. Built in wardrobes. Built in alcove shelving. Fitted carpet. Double radiator. Access to loft. TV point.



**BEDROOM TWO : 11'6 x 10'**

Victorian cast iron fireplace. Radiator. Plaster mouldings and ceiling beam. UPVC double glazed window to front and side. Fitted carpet.

**BEDROOM THREE : 10' x 8'1**

Victorian cast iron fireplace. Radiator. UPVC double glazed sash style window to side. Fitted carpet.

**BATHROOM :**

Large bathroom with panelled bath, wash hand basin, low level WC. Radiator. Airing cupboard housing Worcester Bosch boiler. Laminate flooring. UPVC double glazed sash style window to rear.



## EXTERIOR

### FRONT GARDEN :

Bordered by dry stone walling and gate and tarmacadum driveway with parking for several cars, turning area. Borders. Flower and shrub beds. Mature bushes and trees. Outside light. Automated pedestrian gate.

### REAR GARDEN :

Very private and mature with good area of terrace with security lighting and tap. Low wall with wrought iron top divide with gate to lawns with brick path, flower, and shrub beds with mature bushes. Shed x 2. All enclosed by hedging or fencing.



## DETACHED BUNGALOW





**ENTRANCE HALL.**

Entrance via Composite 'stable door' style front door. Laminate flooring with underfloor heating. Open hallway giving access to all rooms. Fully accessible.

**KITCHEN:**

Fully comprehensive fitted kitchen. Range of high-quality wall and base units with worktop over and matching upstands. Larder cupboard. Integrated fridge / freezer. Neff integrated 'Hide and Slide' electric oven. Neff integrated microwave. 4 ring gas hob with extractor over. Integrated slimline dishwasher. Integrated washing machine. Single stainless steel sink and drainer with mixer tap. Combination boiler. Laminate flooring with underfloor heating. UPVC double glazed window to rear. Open to living room.

**LIVING ROOM :**

Laminate flooring with underfloor heating. UPVC double glazed window and French doors to garden and patio area.

**BEDROOM :**

Laminate flooring with underfloor heating. UPVC double glazed window to rear. Fully fitted built in wardrobes.

**WET ROOM:**

Fully tiled and fully accessible wet room. Power shower. WC and wash hand basin. UPVC double glazed frosted window to rear.

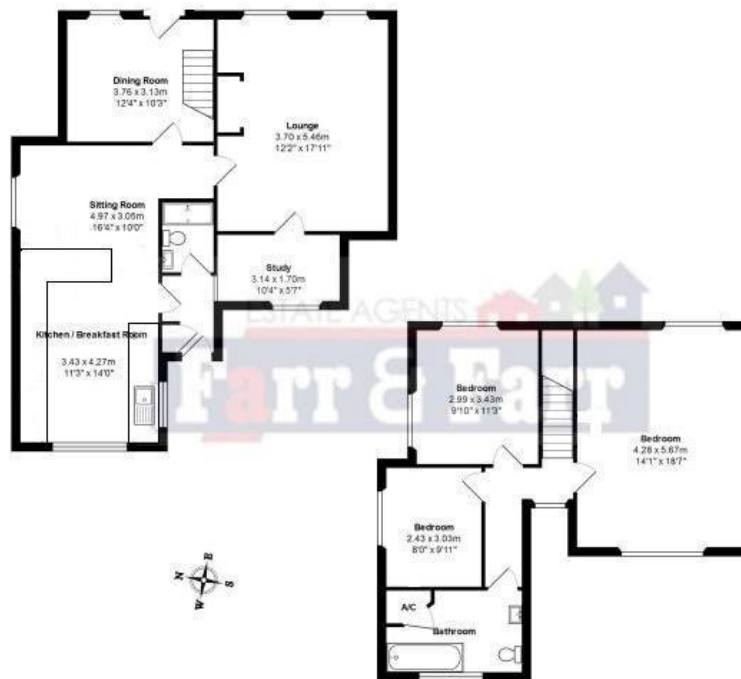
## OUTSIDE:

Numerous shared and private area of patio and lawns with the main house. The bungalow has the benefit of being accessible via paved pathway to both front entrances and is serviced by an automated pedestrian gate with security intercom allowing access to be granted from the bungalow.



**NOTE :** All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT  
AWAITING UPDATED EPC SCORE**



59 Churchdown Lane, Hucclecote, Gloucester. GL3 3QJ

Approx Total Area: 136.0 m<sup>2</sup> ... 1463 ft<sup>2</sup>

Drawn by: [www.gloucestershireagents.co.uk](http://www.gloucestershireagents.co.uk)

This plan is for layout guidance only. Not drawn to scale, unless stated.  
Windows and door openings are approximate.  
We'll do every name in town in the occupation of this plan. Gloucester Estate Solutions