

ESTATE AGENTS



# Farr & Farr

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**PRICE: £645,000**

**REF: LG24247/JF**

**32 PAYNES PITCH  
CHURCHDOWN  
GLOUCESTER  
GL3 2NL**



**A QUITE EXCEPTIONAL, ADAPTABLE AND  
SURPRISINGLY LARGE DETACHED BUNGALOW IN THIS  
HIGHLY SOUGHT AFTER VILLAGE POSITION**

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## **32 PAYNES PITCH, CHURCHDOWN, GLOUCESTER**

Paynes Pitch is a very popular residential road of predominantly individual properties close to the heart of Churchdown village. Excellent schooling is close by and local shopping is within easy reach, both Cheltenham, Gloucester and the M5 are only a short drive.

Number 32 is subject to an imaginative restoration to the very highest standards and now offers highly adaptable accommodation predominantly on the ground floor but with a full guest suite or second reception room on the first floor. Internally there are 4 double bedrooms, 2 shower rooms and an ensuite bathroom to the master as well as an impressive hall and large semi open plan lounge/dining room/kitchen to the rear which adjoins and overlooks the rear gardens. Additionally it is double glazed throughout and has gas central heating and to the exterior, a large brick pavia drive to the front with central tree, detached double length garage and lovely private gardens.

**FOUR BEDROOMS (MASTER WITH ENSUITE BATHROOM): TWO FURTHER  
SHOWER ROOMS: UPSTAIRS STUDY/SNUG: LARGE OPEN PLAN  
“L” SHAPED DINING/KITCHEN/LIVING ROOM OVERLOOKING AND ADJOINING  
THE GARDEN: GOOD HALL: GAS CENTRAL HEATING: UPVC DOUBLE  
GLAZING: RECENTLY LAID BRICK PAVIA DRIVE WITH PARKING FOR  
SEVERAL CARS: DOUBLE LENGTH GARAGE: PRIVATE NORTH WESTERLY  
BACKING LANDSCAPED REAR GARDENS:**

### **ENTRANCE PORCH:**

Inset ceiling spotlights. Oak front door. Triple glazed full height panels to:-

### **ENTRANCE HALL:**

Of a very good size. Beautiful oak floor. Double radiator.



### **CLOAKROOM/SHOWER ROOM:**

Wash hand basin with low level W.C. Good sized shower cubicle with stainless steel double headed controls and fully tiled splashbacks. Part tiled walls. Radiator. High quality flooring. Extractor fan.



From the hall arch to:-

### **OPEN PLAN “L” SHAPED DINING/KITCHEN/SITTING ROOM:**

#### **DINING/KITCHEN AREA: 20'6 x 14'.**

Dining area with high quality oak flooring. Inset ceiling spotlights. Double radiator. Opening to Kitchen Beautifully fitted with solid oak tops with breakfast bar. Inset 1 ½ bowl stainless steel sink unit with contemporary mixer taps. 110cm cooking range with stainless steel full width cooker hood. Tiled splashback. Built in fridge/freezer and larder unit. Built in dishwasher. Pan drawers. Inset ceiling spotlights. Double Upvc double glazed doors to terrace and garden. Wide arch to:-









**LOUNGE/SITTING AREA: 17'2 x 14'8.**

Double radiator. T.V point. Two windows to the side. Wide Upvc double glazed French doors and matching side slips overlooking the garden.







**BEDROOM 1: 18'1 x 12'6.**

Radiator. Upvc double glazed French doors and matching side slips to terrace and garden. Large double wardrobe cupboard with oak doors. Second full height cupboard with shelving.





### **ENSUITE BATHROOM:**

Beautiful contemporary bath with free standing stainless steel mixer taps and shower attachment. Pedestal wash hand basin. Low level W.C. Half tiled walls. High quality flooring. Extractor fan.

### **BEDROOM 2: 13' x 11'2.**

Radiator.





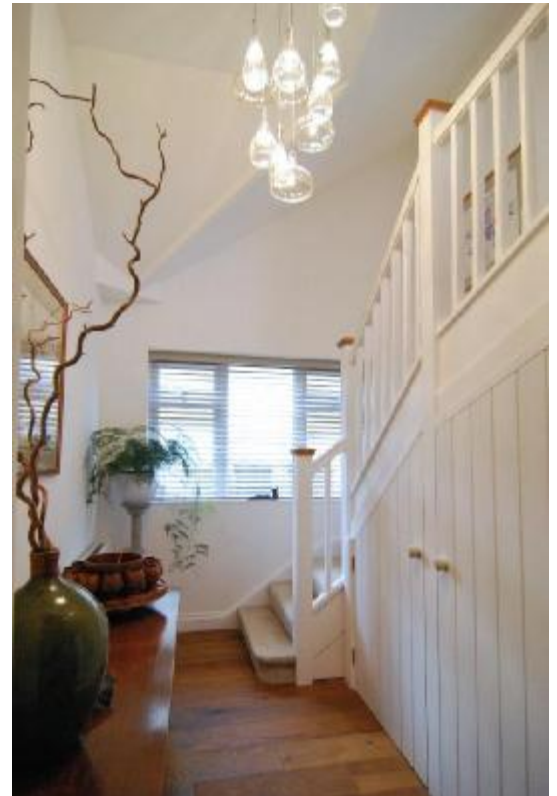
**BEDROOM 3: 11'2 x 9'9.**  
Radiator.





**INNER HALL:**

Oak stripped floor. Double radiator. Partial vaulted ceiling. Turning staircase to landing. Double understairs cupboard.

**LANDING/SNUG/STUDY: 13'8 x 10'8.**

Two Velux windows to the front and one to the rear. Double radiator. Access to two areas of eaves storage. Inset ceiling spotlights. Smoke alarm.





**BEDROOM 4: 10'8 x 9'8.**

Wardrobe recess. Access to eaves storage to both sides, window to the end and velux window overlooking garden. Double radiator. Inset ceiling spotlights.



**SHOWER ROOM:**

Beautifully fitted with large fully tiled shower cubicle with stainless steel shower, glazed screen and sliding door. Pedestal wash hand basin. Low level W.C. Radiator. Access to eaves storage. High quality flooring. Velux window. Extractor fan and spotlights.

**EXTERIOR:**

Front gardens beautifully and recently laid brick pavia driveway with parking for several cars and turning areas with central tree and flower bed surrounds. Lawns. Shrub beds. Mature bushes giving privacy with further drive to garage and rear gardens.

Rear garden is Westerly backing with large area of stone paved terrace to both the outside of the kitchen, the main bedroom and sitting room. 2 sets of steps to lawns with rockeries and an abundance of shrub beds, flowers and bushes as well as high hedging giving near complete privacy. Beautifully mature landscaped gardens. Outside light.





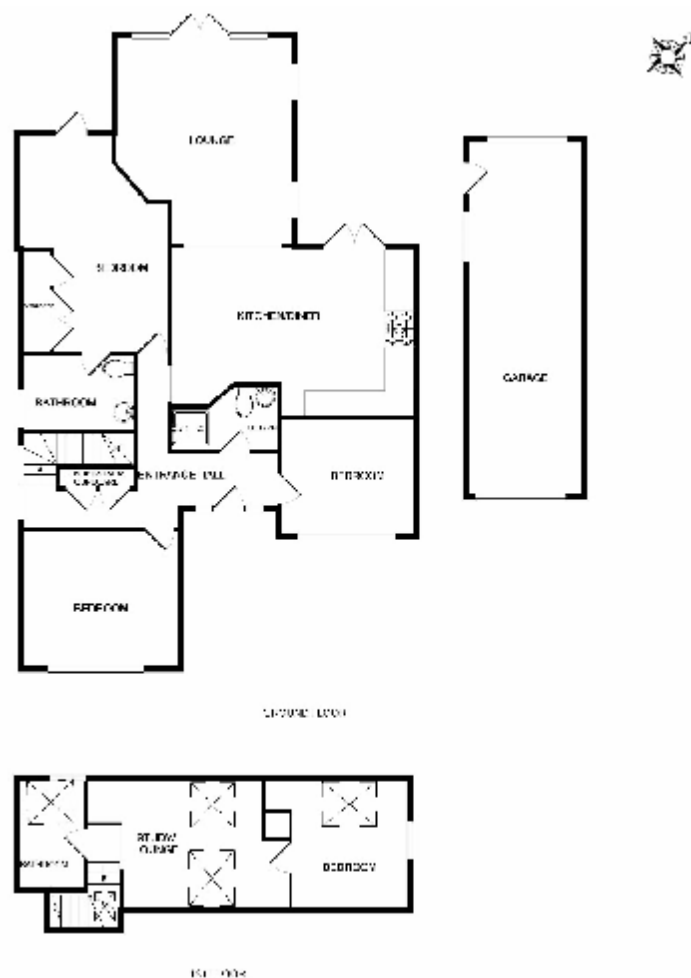






**GARAGE: 30' x 9'3.**

New aluminium roof. Up and over door. Power and light. Two Upvc double glazed personal door.



**AGENTS NOTE:**

All room sizes are approximate

EPC: C-71

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**