

TG

SALES & LETTINGS



Brookfield Road, Churchdown, Gloucester
Gloucestershire GL3 2PF

£765,000

- Five Bedrooms
- Village Location
- South Facing Garden
- Two Ensuites
- Downstairs Cloakroom
- Double Garage
- Detached Easy Access to Major Road Networks

TG Sales are pleased to offer this spacious five-bedroom detached family home, positioned in the heart of the ever-popular Churchdown Village. Occupying a generous plot with gardens wrapping around the property, this home provides an excellent opportunity for buyers seeking a property with space, privacy, and the potential to update or redesign to suit modern family living.

The property is set back from the road and approached via a large driveway that provides ample off-road parking and access to a double garage. Surrounding gardens offer a good degree of privacy and provide plenty of outdoor space for families, entertaining, or gardening. Internally, the property offers well-proportioned accommodation arranged over two floors.

The ground floor includes a spacious living room with plenty of natural light, a separate dining room ideal for family meals or entertaining, a generous kitchen, and a useful utility/laundry area. There is also a dedicated office space, perfect for those working from home, along with the added convenience of a downstairs cloakroom.

Upstairs, the property offers five well-sized double bedrooms, providing flexible accommodation for growing families and guests. A family bathroom and two ensembles complete the accommodation.

Outside, the wrap-around south facing gardens are a key feature of the property, offering a variety of spaces to relax, play, or entertain.

Available to view now!



Situation

Churchdown is a popular and well-served village offering a wide range of amenities, including public houses, shops, schools, a post office, and various local services. The area also benefits from excellent transport links to Gloucester, Cheltenham, and surrounding areas, making it an ideal location for families and commuters alike.

Directions

SATNAV postcode GL3 2PF

Tenure

Local Authority Tewkesbury

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band G





Approximate total area¹⁾
124.6 m²
1353 sq ft

Reduced headroom
0.4 m²
4 sq ft

(1) Excludes balconies and terraces

Reduced headroom
None to 100%

Calculations prepared in accordance with the RICS 'RICS 10' calculator. Measurements are approximate and are for guidance only. They are not intended for transactions only.

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Approximate total area¹⁾
98.9 m²
1065 sq ft

Reduced headroom
0.6 m²
6 sq ft

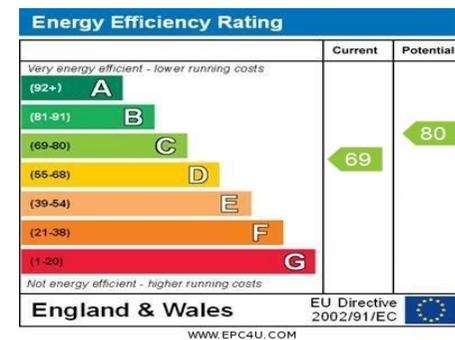
(1) Excludes balconies and terraces

Reduced headroom
None to 100%

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