



2 Brookfield Lane, Churchdown, Gloucester, GL3 2PW

£625,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned in the heart of Churchdown Village, this substantial five-bedroom detached home offers highly versatile accommodation, generous gardens and an impressive amount of parking.

The welcoming entrance hall leads into a spacious living room, featuring a characterful bay window that fills the room with natural light. At the rear, the extended kitchen and dining room forms the heart of the home, providing an excellent space for everyday family life and entertaining. French doors open directly onto the garden, creating an easy connection between the indoor and outdoor areas.

Three bedrooms are positioned on the ground floor, together with a family bathroom and separate WC. This flexible arrangement is ideal for larger or multi-generational families, those working from home or anyone seeking predominantly single-storey living. Upstairs, the converted first floor provides two further well-proportioned bedrooms.

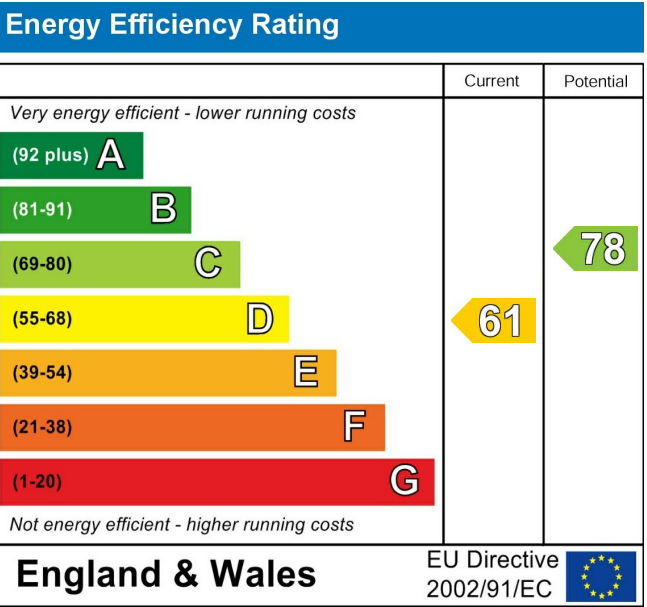
Outside, the property is set back behind an extensive driveway offering parking for several vehicles, complemented by a covered carport. The generous rear garden is predominantly laid to lawn, with a seating area for outdoor dining, established trees and planting, and a large timber outbuilding offering useful storage or workshop potential.

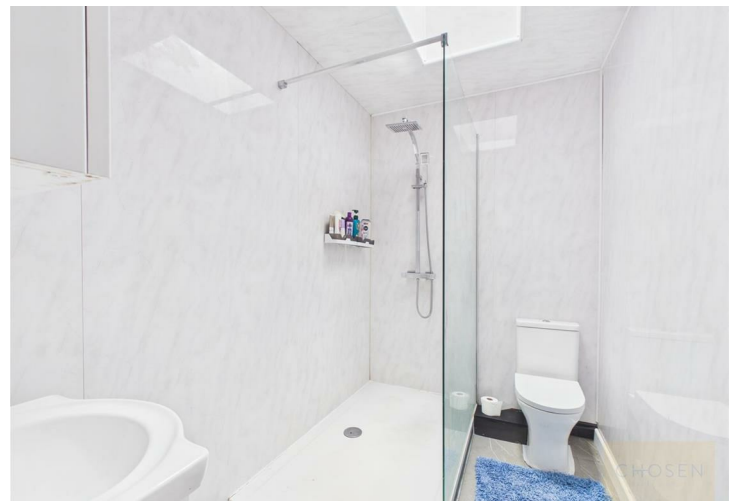
Combining flexible living space with a sizeable plot and a sought-after village location, this individual home is conveniently placed for Churchdown’s local shops, schools, amenities and transport links. Viewing is highly recommended to appreciate everything it has to offer.

Agents Note.
Freehold
EPC Rating: TBC
Tewkesbury Borough Council Band: E
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk
Rivers & Seas: Very Low
Surface Water: Low

- Substantial Four/Five Bedroom Detached Family Home
- Incredibly Generous Plot With Off Road Parking For Five/Six Vehicles To The Front
- Flexible Layout With Potential For Home Office
- Three Downstairs Bedrooms Ideal For Single Storey Living
- Fantastic Village Location Close To Local Schools
- Private, Enclosed Rear Garden
- EPC Rating: TBC
- Council Tax Band: E







Floor 0



Floor 1



Approximate total area⁽¹⁾

1279 ft²

Reduced headroom

28 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.

GIRAFFE360