



Churchdown

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ESTATE AGENTS

Churchdown

Innsworth Lane, Churchdown, GL3 1HA

£625,000 Freehold

A characterful 4 bedroom detached family home, situated within a good size plot with ample off-road parking and no onward chain.

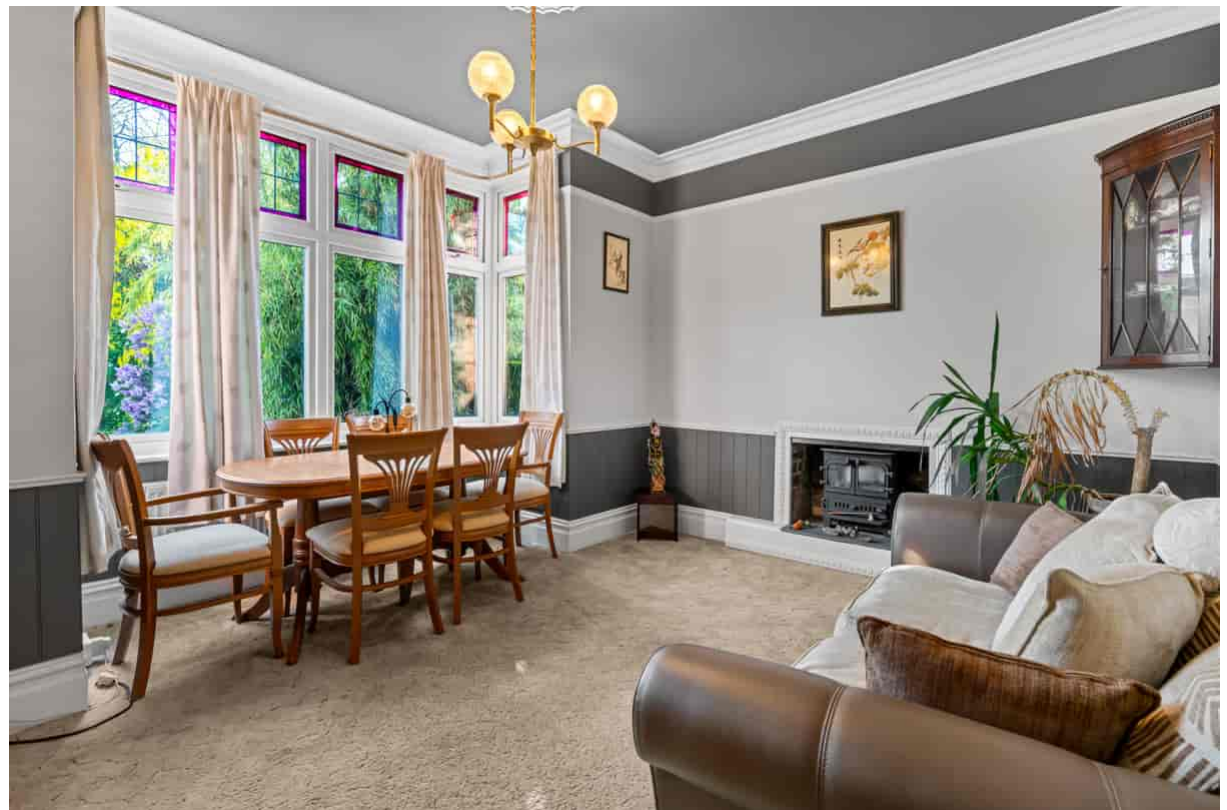
DETACHED FAMILY HOUSE • entrance hallway • downstairs cloakroom • living room • dining room • kitchen • home office • large conservatory • 4 bedrooms • ensuite shower and bathroom • separate w/c • driveway & ample parking • walking distance to good local amenities • Close to the new cycle highway & excellent bus links to Cheltenham & Gloucester • no onward chain

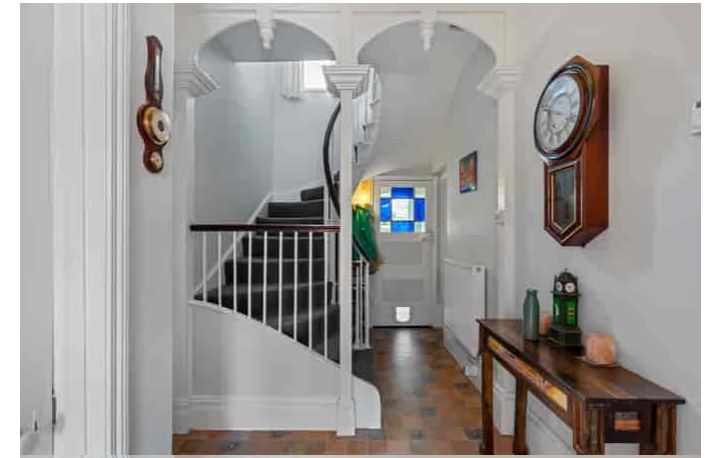
Description

A wonderful opportunity to purchase this period, 4 bedroom, detached family home, nestled within the popular Innsworth Lane, close to good local schools, convenient amenities, and regular bus routes. This much loved home, which has been in the family over the last 40 years, offers a wealth of charm and character and includes an entrance inner hallway leading to the grand hallway, cloakroom, a spacious bay fronted living room with double doors to the home office, separate dining/family room also with a feature bay window, and a kitchen/breakfast room with a matching range of units, and space for a range cooker and breakfast table. A generous conservatory/sun room provides a versatile area ideal for entertaining, with double doors leading to the garden and a further door to the utility area. Upstairs, there are 3 bedrooms, an en suite shower room, and a family bathroom. On the second floor is another good size bedroom. This impressive property is set on a sizeable plot with a sweeping driveway at the front, providing ample off-road parking and mature planting. The enclosed rear garden is laid mainly to lawn with a gravelled seating area and feature covered pergola. This property is offered for sale with no onward chain.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

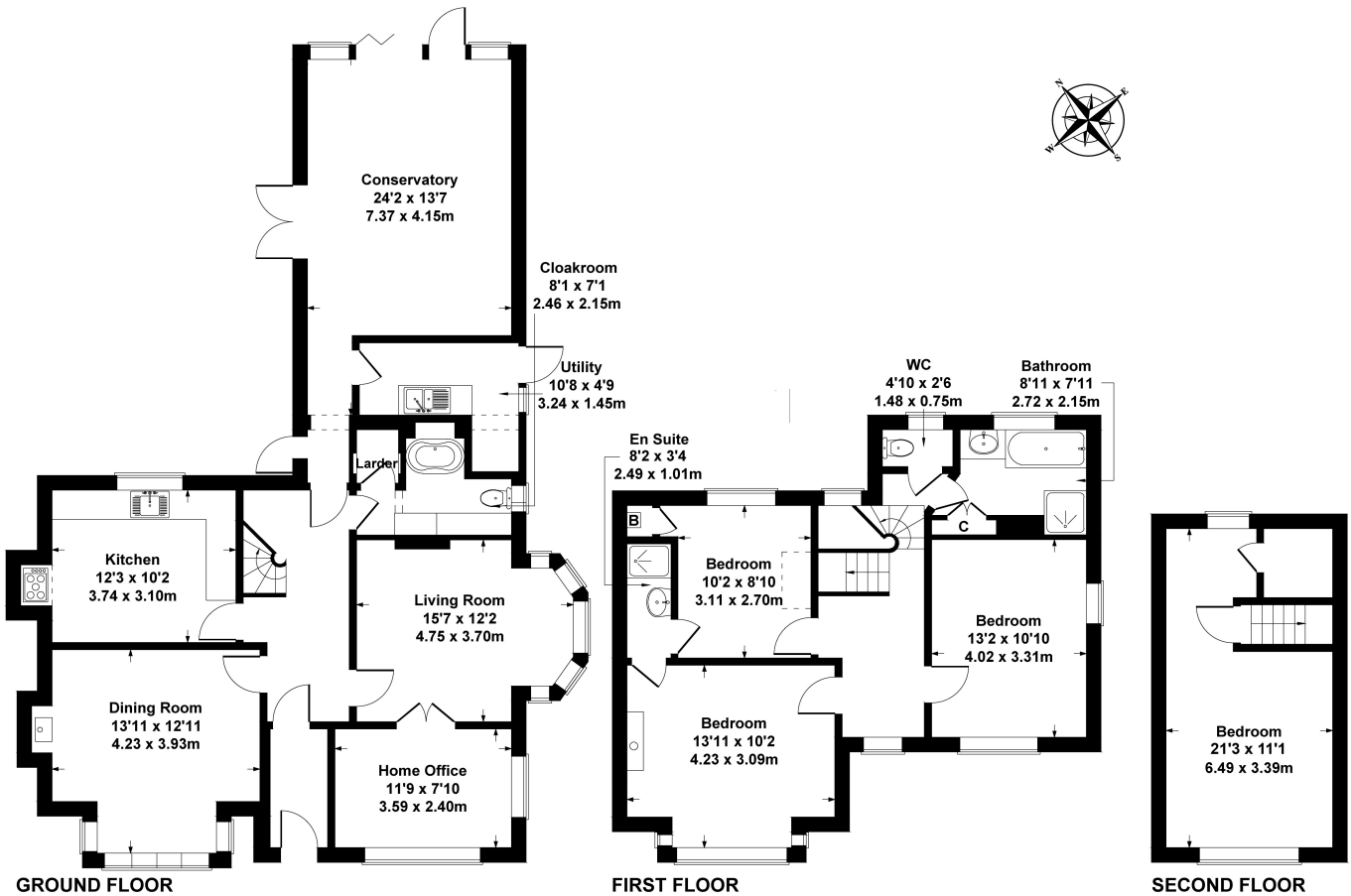




Situation

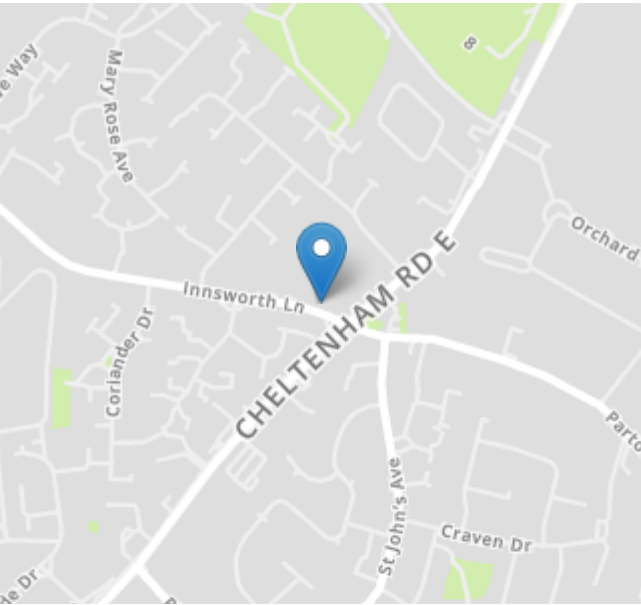
Conveniently situated close to major road links to Cheltenham, Gloucester and Tewkesbury. Junctions 11 & 11a of the M5 north and southbound are only a few miles away. Excellent schooling can be found in both Cheltenham and Gloucester with a wide selection of state, grammar and private schools to choose from.

395 Innsworth Lane
Approximate Gross Internal Area
Total : 2002 sq ft - 186sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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