



**The Old Coach House
Barrow Hill,
Gloucestershire,
GL3 2LW**

Ref:
CD23605

Price: Offers in the Region
Of £625,000



Information

A delightful DETACHED CHARACTER PROPERTY that has been extensively modernised and improved by the current owners and is situated in the highly desirable Churchdown Village. The Old Coach House is located at the start of a small PRIVATE DRIVEWAY with lovely country walks on the doorstep. Excellent schooling is close by and local shops and other village amenities are within easy reach, both Cheltenham, Gloucester and the M5 are only a short drive away. Our vendors have created a luxurious family home which offers all the elements of a modern home whilst maintaining the character feel. The accommodation offers THREE RECEPTION ROOMS, modern fitted kitchen, master bedroom and family bathroom to the ground floor. Upstairs are two further bedrooms and second bathroom. Externally the EXTENSIVE rear gardens are a real delight for both young and old. Block paved driveway parking for at least four cars can be found to the front of the property.

The Old Coach House

Barrow Hill, Churchdown, Gloucestershire, GL3 2LW



Description

Entrance Hall

Part glazed entrance door, stairs to first floor, generous store cupboard for the all important coats and shoes and also housing the new gas fired boiler, doors to the Lounge, Dining Room, Kitchen, Master Bedroom and Main Bathroom. Stone tiled floor

Lounge 19' 5" x 15' 5" (5.91m x 4.70m into bay)

Light, bright inviting room with bay window to the side elevation, window to the front elevation attractive feature fireplace with log burner for those cold winter nights, solid wood oak flooring.

Kitchen

Recently refitted modern kitchen with a range of built-in appliances to include, eye level stainless steel double oven, electric hob with stainless steel extractor hood over, integrated dishwasher, range of wall and base units, complimented by marble worktops and tiled splash backs and stone tiled flooring.

Dining Room 12' 2" x 8' 0" (3.71m x 2.44m)

Across from the kitchen and also providing access to the conservatory. Window overlooking the garden, solid oak flooring.

Conservatory 12' 10" x 8' 11" (3.90m x 2.71m)

The perfect addition providing an extra reception which can be used as a second sitting room or childrens playroom as it leads directly onto the fully enclosed private rear garden. Tiled flooring and a radiator to give the room warmth in the winter.

Master bedroom 14' 11" x 11' 7" (4.54m x 3.53m)

With a window overlooking the rear garden and feature panelled wall the bedroom has plenty of space for your bedroom furniture, solid wood oak floors.

Family Bathroom

Fully modernized and providing a luxurious feel the suite comprises of a walk in shower, panelled bath, hand basin with vanity unit under, pedestal toilet, chrome heated towel radiator, tiled flooring and windows to side elevation

First Floor Landing

Providing access to the second and third bedroom and second bathroom.

Bedroom 2 15' 11" x 9' 11" (4.86m x 3.02m)

Window to the side elevation, velux window to the rear elevation, under eaves storage cupboards

Bedroom 3 9' 11" x 9' 5" (3.01m x 2.87m)

Window to the side elevation, velux window to the front elevation.

Bathroom 2

Serving the 2 bedrooms on this floor, this bathroom has been fully updated and modernised and has the added benefit of underfloor heating. Comprising a walk in shower, pedestal wash hand basin and toilet, obscure glazed window to the rear elevation.

Front garden

Accessed via the private driveway, the large block paved driveway provides off road parking for at least four cars. To the side of the property, the current owners have cleverly utilized the outside store room and turned it into a separate Utility Room which houses the washing machine, tumble dryer and fridge/freezer along with further storage cupboards.

Rear Garden

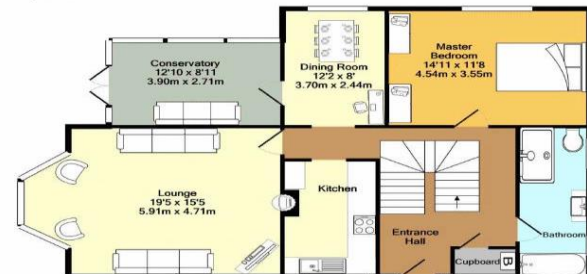
A real treat for both adults and children alike, the extensive gardens are surrounded by mature trees and hedging and give a degree of privacy throughout. Laid predominantly to lawn, there are enough borders throughout to keep the green fingered gardener happy. To the rear part of the garden there is even small dedicated child's play area which our owners children have swings, slide and climbing frame. Adjacent to the house is a patio area ideal for entertaining.

Summary of accommodation

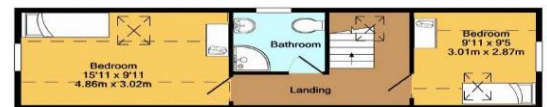
- DETACHED PROPERTY
- CHARACTER FEATURES
- THREE RECEPTIONS
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- TWO LUXURY BATHROOMS
- LARGE PRIVATE GARDENS
- AMPLE DRIVEWAY PARKING
- NEW EPC BEING DONE

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Floorplans.JPG



Ground Floor
Approx. Floor
Area: 1055 Sq. Ft.
(93.4 Sq. M.)



1st Floor
Approx. Floor
Area: 386 Sq. Ft.
(35.6 Sq. M.)

Total Approx. Floor Area: 1391 Sq. Ft. (129.2 Sq. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operability or efficiency, can be given.
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