



**1 Barnhay, Churchdown GL3 2EW**  
**£795,000**



## 1 Barnhay, Churchdown GL3 2EW

- Generously sized four bedroom detached family home
- Situated in the popular village of Churchdown
- Ample off road parking and garage
- Wrap-around garden
- Generous corner plot position
- Versatile living accommodation throughout
- Within walking distance to local amenities
- Great transport links
- EPC C79
- Tax Band G - Tewkesbury Council £3905.15 (2026/2027)

**£795,000**



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### Reception Hall

Stepping into the property, the hallway is a great size and provides access to all ground-floor accommodation. Radiator and stairs to the first floor.

### Sitting Room

The sitting room is a great size and benefits from ample natural light from multiple floor to ceiling windows to the front and side aspects. This room also benefits from two radiators and a feature coal affect electric fire.

### Cloakroom

WC and wash hand basin. Storage cupboard and frosted window to the front aspect.

### Study

A versatile space, the study would lends itself well to being a playroom, study, additional bedroom or such like. Two window to side aspect and radiator with smart valve.

### Dining Room

The dining room, equally a good size, benefits from two radiators, a floor to ceiling window to the side aspect and French doors that lead to the conservatory.

### Conservatory

The conservatory provides great views across the back garden. French doors to the patio area. Heated by an electric wall heater.

### Kitchen/Breakfast Room

The kitchen benefits from ample storage in a range of floor and eye-level units, accompanied by integrated appliances including a double electric oven and four-ring electric hob with an extractor over. There is also space for a fridge freezer and plumbing for a dishwasher. The kitchen breakfast room is a good size and offers space for a dining table, and has a radiator with smart valve.

### Utility Room

Offering additional storage in floor and wall



units with a one-bowl sink, alongside plumbing for a washing machine and space for a tumble dryer.

### **Rear Porch**

Door to the garage and to the rear garden.

### **First Floor Landing**

Provides access to four bedrooms and the family bathroom. Airing cupboard housing hot water storage tank. In addition there is a solar boost facility to contribute towards water costs.

### **Master Bedroom**

Spacious master bedroom with radiator and three windows to the front aspect. Dressing area tucked to the side which in turn leads to the en suite.

### **En Suite Shower Room**

Recently installed, the stylish en suite comprises WC, two wash hand basin, and double width walk in shower with tiled surround. Heated towel rail and underfloor heating.

### **Bedroom Two**

Large double bedroom with radiator, built-in wardrobes, two windows to the rear aspect overlooking the back garden.

### **Bedroom Three**

Large double bedroom with radiator, built-in wardrobes, sink unit, and two windows to the rear aspect. Loft access.

### **Bedroom Four**

Radiator, built-in wardrobes, two window to

the side aspect overlooking the park opposite.

### **Family Bathroom**

Bathroom comprising wash hand basin, WC and bath with shower over. Frosted window to the side aspect.

### **Outside**

The property sits comfortably on a generously sized corner position benefitting from a wrap-around garden. To the front, there is a driveway allowing parking for multiple vehicles, accompanied by a lawn with flower beds to the border. To the rear of the property, the garden is a great size and benefits from being a combination of lawn and patio space, ideal for alfresco dining in the summer months. The garden also benefits from a variety of flowers, shrubs, trees, a greenhouse, and a kitchen garden area to the side of the home.

### **Tandem Garage**

Double length tandem garage with power and lighting. Up and over door to the front allowing vehicular access. Pedestrian door to the side leading into the house.

### **Location**

Located right in the heart of the much sought-after Churchdown Village. Giving fantastic links to both Gloucester, Tewkesbury, Cheltenham, and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways,



and access to several well-regarded primary and secondary schools, ideal for both working professionals and young families.

### **Material Information**

Tenure: Freehold.

Council Tax Band: Tax Band G

Local Authority and Rates: Tewkesbury Council; £3905.15 (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

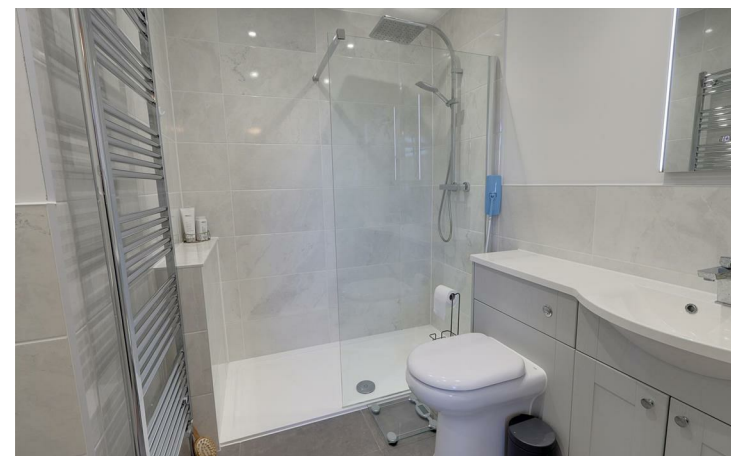
Heating: Gas central heating

Solar panels and solar boost facility

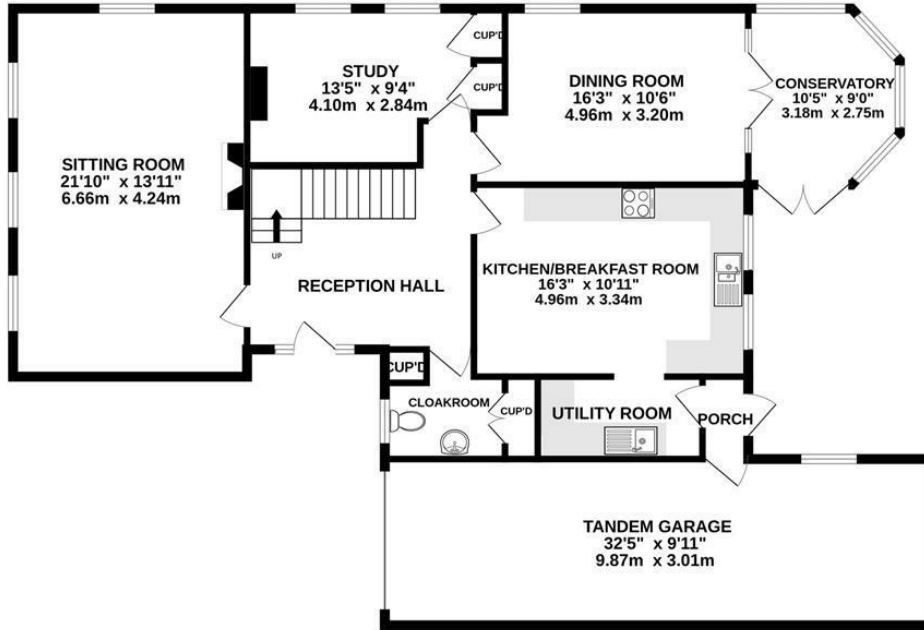
Hive heating control with separate upstairs/downstairs control system

Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.

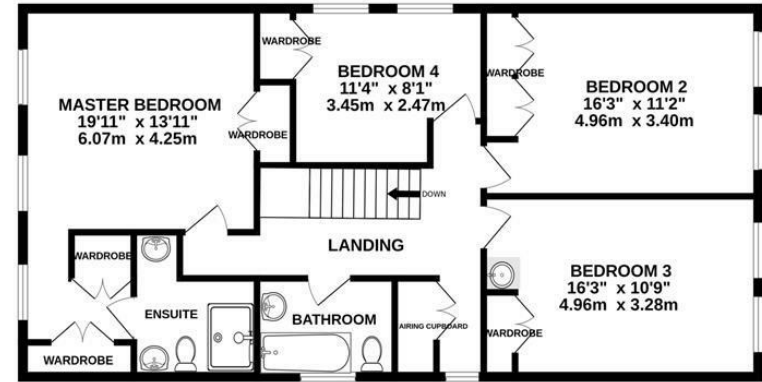
Mobile phone coverage: EE, Three, O2, Vodafone.



**GROUND FLOOR**  
1443 sq.ft. (134.1 sq.m.) approx.



**1ST FLOOR**  
954 sq.ft. (88.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2397 sq.ft. (222.7 sq.m.) approx.**

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