



Hazel Barn 1 Greenfields, Churchdown GL2 9QT
£1,100,000



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• Semi rural location • Versatile accommodation • Annexe potential • Three bath/shower rooms • Home office/study • Home Gym • Games room • Utility and boot room • Tewkesbury Borough Council; Tax Band G - £3,689.55 (2025/2026) • EPC D59

£1,100,000

Ground Floor

The spacious entrance hall is a particular feature of this family home with a double-height glass frontage and solid oak and glass Neville Johnson staircase. The sitting room is just off the entrance hall; this grand room features an inglenook-style feature fireplace and patio doors leading to the rear garden with an undercover seating area. The dining room offers plenty of space for the family and has dual access points. The kitchen is fitted with wall and base oak units, granite worktops, and a Rangemaster cooker, with a large central island. From the kitchen, there is an opening into a large and light conservatory providing a further dining and sitting area. The large utility is also set to the back of the kitchen which has rear access to the garden. The boot room joins the main house to the altered and extended part of the property. This

convenient room could be used as a secondary entrance to an annexe. This leads to a fantastic games room and the gym. From the gym, there is a spiral staircase that gives access to the studio/hobby room.

First floor

On the first floor, you have a wonderful light and spacious landing benefiting from a large storage cupboard and airing cupboard. There are five good-sized bedrooms, two of which have en-suites along with a family bathroom that services the rest of the bedrooms. The family bathroom features a modern suite comprising a p-shaped bath with shower over, high gloss vanity wash hand basin, WC, heated towel rail and complemented by tiled splash backs. All of the bedrooms provide excellent built-in storage and wardrobe space.



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Outside

To the front of the property, there is a substantial block paved driveway offering parking for numerous cars along with a larger-than-average front garden which has been beautifully maintained. To the rear, there is an extensive, private garden, mainly laid to lawn, with several outside seating areas, two of which are covered so can be enjoyed all year round. Useful side access leads around to the rear garden and is provided at either side of the property.

Location

The ever-sought-after village of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. Local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways, and access to various primary and secondary schools, which are ideal for both working professionals and young families.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band G

Local Authority and Rates: Tewkesbury Borough Council; £3,689.55 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil-fired

Broadband speed: Standard 8 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: EE (Likely) 02 (Likely) and Vodafone (Likely)

Please note, there is an annual ground rent of £40.00 per year for the upkeep of the drive payable to HomeGround. There is also a fee of £310.00 per year payable to First Port Property Services.

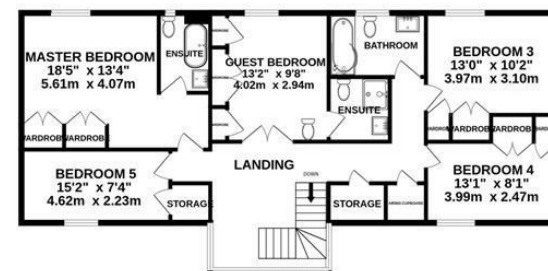




The floor plan shows a rectangular building layout with the following rooms and dimensions:

- GYM:** 17'1" x 16'10" (5.20m x 5.13m). Located at the top left, featuring a circular window.
- CONSERVATORY:** 26'8" x 10'0" (8.13m x 3.05m). Located at the top center, with a glass door leading to the garden.
- UTILITY ROOM:** 11'7" x 8'1" (3.54m x 2.47m). Located on the left side, containing a washing machine and dryer.
- KITCHEN/BREAKFAST ROOM:** 18'5" x 13'2" (5.61m x 4.02m). Located in the center, featuring a kitchen island and built-in appliances.
- DINING ROOM:** 13'3" x 11'6" (4.05m x 3.51m). Located on the right side, containing a dining table and chairs.
- SITTING ROOM:** 22'7" x 20'11" (6.89m x 6.37m). Located on the far right, featuring a large fireplace and a bay window.
- GAMES ROOM:** 21'0" x 17'5" (6.39m x 5.31m). Located at the bottom left, with a large open space.
- BOOT ROOM:** Located between the Games Room and the Utility Room.
- OFFICE:** 11'8" x 7'2" (3.55m x 2.19m). Located at the bottom center, containing a desk and chair.
- WC:** Located between the Office and the Entrance Hall.
- ENTRANCE HALL:** Located at the bottom right, featuring a staircase and a coat closet.

STUDIO/HOBBY ROOM
178" x 99"
5.38m x 2.96m



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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Energy Efficiency Rating

Building Type	Current Rating	Planned Rating
Very energy efficient - lower running costs		
(91-94) A		
(88-90) B		
(84-86) C		
(80-82) D		
(76-78) E		
(72-74) F		
(68-70) G		

Current: 53, Planned: 65

Environmental Impact (CO₂) Rating

Building Type	Current Rating	Planned Rating
Very environmentally friendly - lower CO ₂ emissions		
(91-94) A		
(81-85) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Current: 53, Planned: 65



