



, Churcham GL2 8AL  
£410,000





## , Churcham GL2 8AL

- No onward chain
- Characterful three bedroom semi-detached property with one bedroom annexe
- Generous & flexible living accommodation throughout
- Large enclosed rear garden with Countryside views beyond
- Driveway providing off-road parking for multiple vehicles
- Situated in the popular village location of Churcham
- EPC rating E52
- Forest of Dean District Council - Tax Band D (£2,260.74 per annum 2025/2026)



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£410,000**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hallway

Grants access to living room, dining room, and first floor via the stairs.

### Living Room

Generously sized living room with feature wood burning stove and brick surround. Bay styled window to front aspect.

### Dining Room

Decorative fireplace and window to rear aspect.

### Kitchen

Storage in a range of floor and eye level units alongside Belfast sink with drainer and space for oven and fridge freezer. Window to side aspect.

### Downstairs W.C

WC and wash hand basin

### Utility Room

Additional storage in a floor and eye level units as well as plumbing for washing machine. Door to the back garden.

### Landing

Landing granting access to three bedrooms and family bathroom,

### Master Bedroom

Double bedroom with built in wardrobe. Bay stile window to front aspect.

### Second Bedroom

Double bedroom with window to rear aspect overlooking the back garden.

### Third Bedroom

Window to front aspect.

### Bathroom

Tiled bathroom suite to include WC, wash hand basin and bath with shower over. Obscure window.

### Annexe

Currently utilised as an annexe from the main house, this well presented space provides an additional living space to the three bedroom family home with a further bedroom and office space, a stylish shower room with double width shower cubical, kitchenette and living room with fireplace.

### Outside

To the front, the property benefits from a pebbled driveway providing parking for multiple vehicles. Accessed via the side gate, the garden has currently been separated to provide two private gardens for both the house and annex. Both gardens offer a combination of lawned and patio area. The property also benefits from far reaching views over the neighbouring fields.

### Location

Located 5 miles from the historic city of Gloucester, Churcham Village provides its parishioners with a primary school, garage and transportation links, including a bus service, a ideal location for those looking for the benefits of a rural position within a stones throw of everyday amenities. Set back from the A40, away from the hustle and bustle of inner city locations this one off and unique property, alongside its ample grounds are ideal for both families, multi generational living and those seeking a slower pace of life.

### Material Information

Tenure: Freehold

Local authority and rates: Forest of Dean District Council - Tax Band D (£2,260.74 per annum 2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage

Heating: Oil

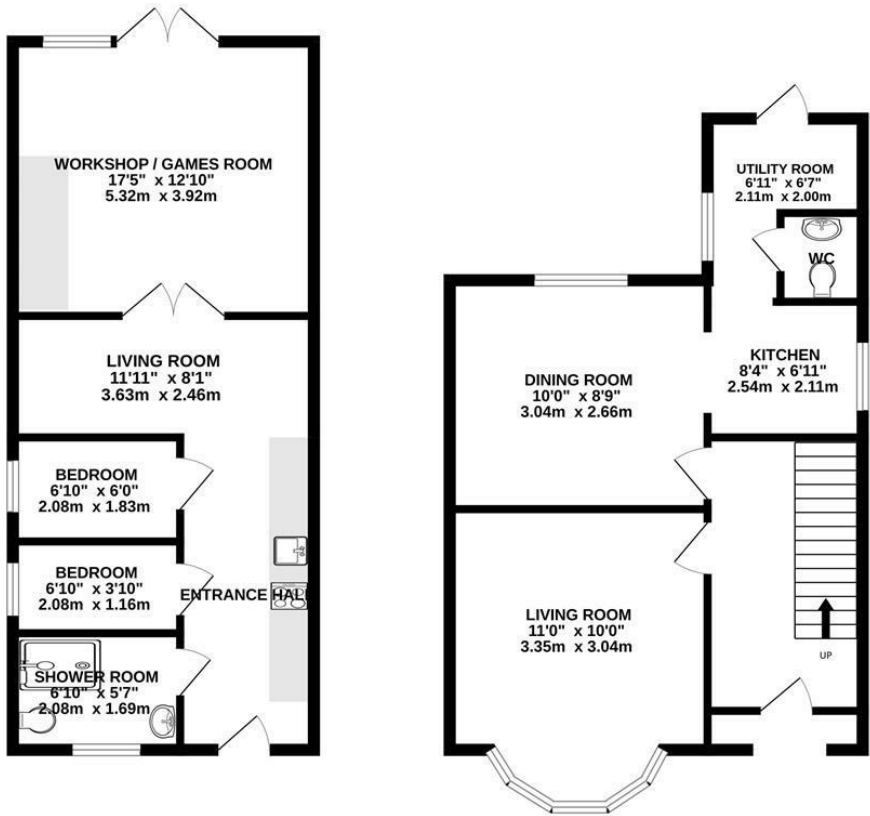
Broadband speed: Basic 20 Mbps, full fibre available

Mobile phone coverage: EE, Vodafone, Three & O2

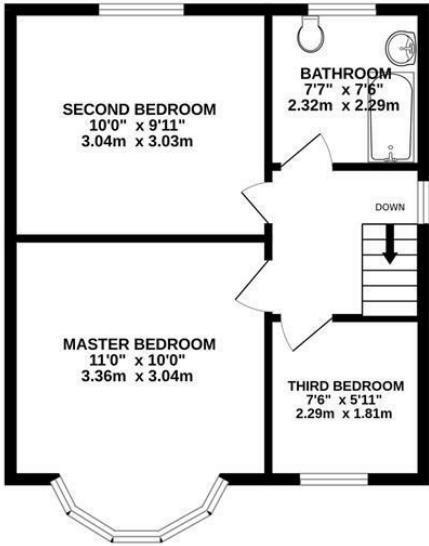
### Agents Note



GROUND



1ST FLOOR



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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