AMBDON, THE GREEN,

Churchdown, Gloucestershire, GL3 2LF





AMBDON, THE GREEN

This detached modern family home was built by our clients in the 1980's and has been very well looked after. The principal rooms all enjoy stunning views over Churchdown and beyond. The property benefits from four well-proportioned bedrooms, a double garage, driveway and manicured gardens.

- Spacious reception hall/study
- Cloakroom and utility room
- Generous sitting room with dual aspect and glazed door on to a raised terrace to enjoy the views
- Formal dining room and adjoining kitchen/breakfast room also enjoying lovely views
- Four good sized bedrooms
- Large family bathroom with separate shower
- Double garage and driveway for off road parking
- Large manicured gardens including productive vegetable garden
- Beautiful far reaching views

DESCRIPTION

Built some thirty five years ago by the present owners to a high specification. The well-proportioned accommodation flows well, is light and airy and was designed for maximum enjoyment of the views with the principal rooms all looking over the manicured gardens and the views beyond. Internally the property would benefit from a general programme of updating, but stands in a large beautiful garden. The house is set back from the road and is approached via a driveway which provides parking and access to the double garage. Located along one of Churchdown's most popular roads with the most stunning views over the village and beyond.













SITUATION

Located in a stunning position on the upper slopes of Churchdown Hill, commanding spectacular views across the Severn Vale towards the Malvern Hills. Churchdown village benefits from an array of local shops, proactive Parish Church, several public houses and a popular secondary school. The village stands between Gloucester and Cheltenham, the latter offering a wide range of shops, restaurants, several well-known schools and a good variety of popular festivals, all accessible within a 15 minute drive. Access to the M5 and GCHQ is also favourable. Nearby there is beautiful walking country enjoying the views.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and private drainage are connected to the property.

Local Authority:

Tewkesbury Borough Council: 01684 295010. Council Tax Band: (F) - £2,359.21 pa. (2018/2019).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



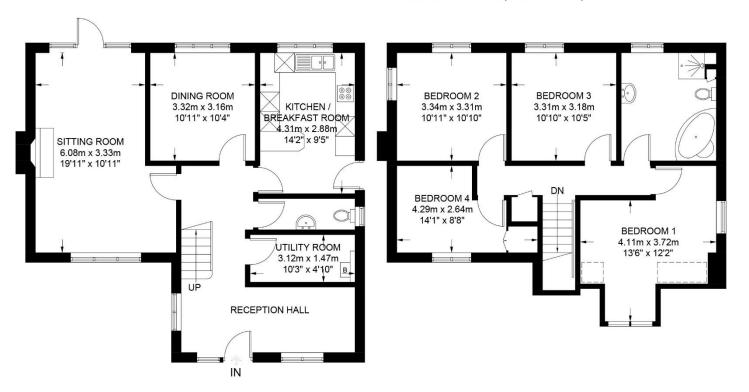


Approximate Gross Internal Area = 143 sq m / 1539 sq ft
(Excluding Double Garage)

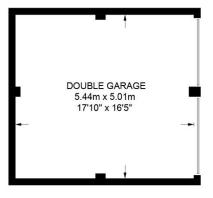
Double Garage = 27.2 sq m / 293 sq ft

Total = 170.2 sq m / 1832 sq ft









(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

GROUND FLOOR = 823 SQ FT / 76.5 SQ M

FIRST FLOOR = 716 SQ FT / 66.5 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Cheltenham Home Inspection © 2018