



## 2 Churcham Court, Church Lane

Churcham, Gloucester, GL2 8AF

**Offers in excess of £725,000**



Murdock & Wasley Estate Agents are proud to present to the open market this exceptional Grade II listed semi-detached farmhouse, steeped in history and formerly part of the original Churcham Court Estate. This substantial and characterful home is being offered for sale for the first time in many years and truly makes a lasting impression from the moment you arrive.

The property offers spacious and versatile living accommodation, including elegant reception rooms, a charming farmhouse kitchen, and two bedrooms with en-suite facilities. Bursting with original character and period features throughout, this is a home that perfectly combines timeless appeal with practical family living.

Enjoying a peaceful and idyllic setting, the property boasts beautifully landscaped gardens with stunning views over a pond and the historic Church of St Andrew. Despite its rural charm, it remains conveniently located just a 10-minute drive from the city centre and further benefits from a double garage and off-road parking.



#### Entrance Hall

Accessed via solid wooden door, telephone point, power points, tiled flooring, inset ceiling spotlights, stairs to first floor landing. Doors lead off:

#### Utility

Range of base and drawer mounted units, solid wooden worktops, appliance points, power points. Space for washing machine and tumble drier, Worcester oil fired combination boiler, tiled flooring, side and rear aspect windows.

#### Cloakroom

Low level wc, wall mounted wash hand basin, radiator, tiled flooring, rear aspect window.

#### Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, AGA cooker, further freestanding cooker with extractor hood over, integral dishwasher, fridge and freezer, space for dining table. Decorative glass fronted cabinets, feature lighting, inset ceiling spotlights, solid oak flooring, front aspect window with shutters. Opening to:

#### Living Room

Tv point, power points, two radiators, feature fireplace with historic bread oven and wood burning stove, picture rail, exposed wooden beams, front aspect window.

#### Dining Room

Power points, two radiators, feature Minster stone fireplace with wood burning stove, exposed wooden beams, side and rear aspect windows, rear aspect French doors leading to the courtyard. Door to:

#### Butlers Pantry

Bespoke storage cupboard, quarry tiled flooring.

#### Landing

Power points, feature fireplace with stone surround and a slate hearth, Velux roof light. Walk-in linen cupboard with pressurised cylinder and slatted shelving. Doors lead off:

#### Master Bedroom

Power points, radiator, front aspect window with beautiful countryside views.

#### Bedroom Two

Power points, radiator, built in wardrobes, front aspect window. Door to:

#### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin, heated towel rail, vinyl flooring, inset ceiling spotlights.

#### Study

Power points, radiator, exposed wooden beams, inset ceiling spotlights, side aspect window.

#### Bedroom Three

Power points, radiator, exposed wooden beams, rear aspect glazed window with superb views. Door to:

#### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, exposed wooden beams, inset ceiling spotlights.

#### Bedroom Four

Tv point, power points, radiator, exposed wooden beams, inset ceiling spotlights, side aspect window.

#### Bedroom Five

Power points, radiator, built in wardrobes, side aspect window.

#### Bathroom

Suite comprising panelled bath with shower attachment, step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, vinyl flooring, radiator, side aspect window.

#### Outside

To the front of the property is a generous gravelled driveway providing ample off-road parking for multiple vehicles. This leads to a double garage, which is equipped with power, lighting, and a convenient side access door.

Steps lead up to a truly idyllic garden area, thoughtfully landscaped and bursting with character. A variety of mature trees, well-established shrubs and David Austin roses create a peaceful, green retreat, perfectly positioned to take full advantage of the picturesque views over the neighbouring church and tranquil pond, a truly charming outlook in every season.

In addition to the main garden, the property also benefits from two separate courtyard spaces. The first, accessed via a traditional wooden gate or entrance hall, houses the oil tank, wood store and offers a useful and discreet service area. The second courtyard is accessed directly from the dining room and offers a more secluded, sun-filled spot, ideal for al fresco dining or morning coffee. This courtyard is framed by beautiful David Austin rose bushes, adding both colour and fragrance to this delightful and private outdoor setting.

#### Tenure & Charges

Freehold

Churcham Court Management Company: £840 per annum, payable in quarterly instalments of £210. This is for the STP and upkeep of green areas.

#### Local Authority

FODDC

Council Tax Band: D

#### Services

Mains water and electricity. Shared drainage via sewage treatment plant.

#### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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