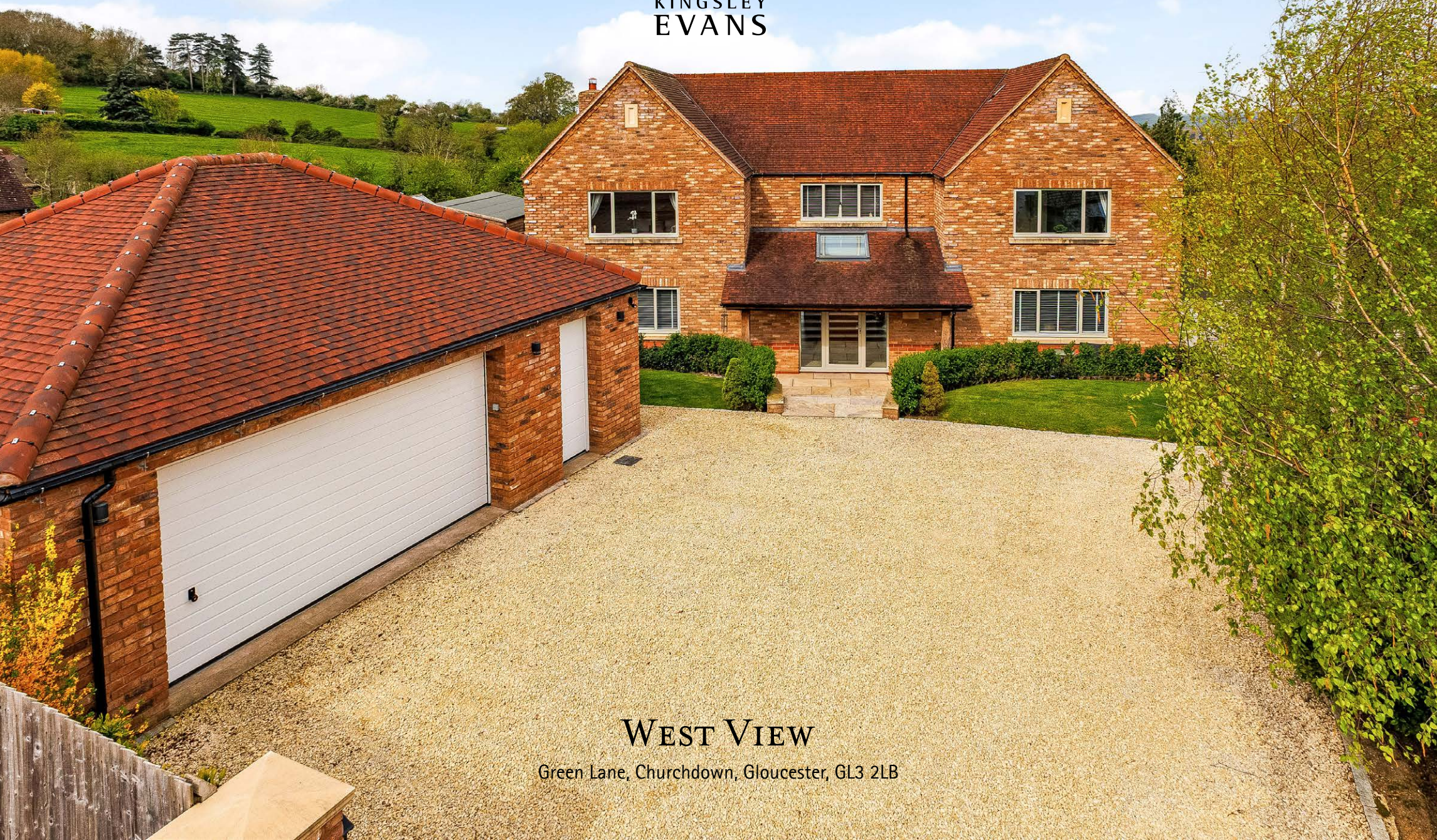


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**WEST VIEW**

Green Lane, Churchdown, Gloucester, GL3 2LB

# WEST VIEW

GREEN LANE, CHURCHDOWN, GLOUCESTER, GL3 2LB

*An exceptional modern detached family home with extensive grounds, open views, parking and garaging all just a short walk of countryside and the village centre.*

- Reception Hall
- Sitting Room
- Cinema
- Study
- Utility
- Cloakroom
- Kitchen/Family & Dining Room
- Two Bedroom Suites with En Suites and Balconies
- Two Further Bedrooms
- Bathroom
- Ample Parking
- Double Garage

## DESCRIPTION

West View is an exceptional detached home that extends to over 3100 Sq Ft, nestled within an extensive plot overlooking open countryside in this sought after village. Built in recent years to the highest specification, and designed entirely for the current owner, this carefully curated home offers contemporary accommodation that is both practical and well planned, with each room thoughtfully considered for modern family living further enhanced by ample parking, a double garage and a lovely garden extending to 0.4 of an acre.

The large reception hall with a central staircase is welcoming and light, introducing the reception space on this level. To one side of the hall is the cinema room and behind is a sitting room with a log burning stove and double doors opening to a canopied terrace and further to the gardens. Across the rear of the house is the kitchen/family and dining room. As with any of the best homes, this is the heart of the house, open plan in style with two sets of doors opening to the outside terrace and grounds. The kitchen itself is beautifully appointed with a range of bespoke units, integrated appliances and a breakfast island, there is ample space for a dining table and seating.



Adjacent is a utility/boot room that gives access to outside. A study is set to the front of the house and a cloakroom off the inner hall completes the accommodation on this floor.

The staircase rises to the first floor and a galleried landing with the bedrooms elegantly set off. There are four good sized bedrooms. Both the principal and guest bedroom have the benefit of en suites and balconies in symmetry, an ideal spot for taking in the countryside views. A modern family bathroom serves the remaining two bedrooms.

#### OUTSIDE

The gardens of West View are simply lovely, providing a beautiful, relaxed setting for this country home. The grounds extend to over 0.4 acres of lawns which are well planted and planned with mature trees, flower beds and curated hedgerows. The gardens are further enhanced by the open views of uninterrupted countryside, some of the best in the village and the orientation of the gardens and the height at which the boundaries are kept allow for the aspect to be a sweeping vista for miles. The sun terrace is ideal for dining al fresco and a perfect spot to take in the scene with a pergola providing further seating. The whole plot is enclosed by well-established boundaries ensuring almost total privacy which is unexpected for living in the heart of a village. Additionally, there is a double garage and parking for several cars all behind a pillared entrance.

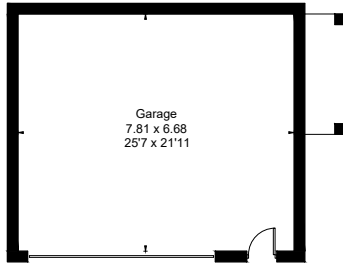
#### SITUATION

West View is in the heart of the sought after village of Churchdown. Much of the charm of this location is the lovely views to Chosen Hill, an Area Of Natural Beauty, giving a semi-rural feel yet within a very active and abundant parish. Within the village itself, there is a wonderful community feel and excellent local amenities, including a well reputed primary and secondary school, shops, a public house, doctor's surgery and vets. The larger centres of Gloucester and Cheltenham are equidistant and both within a short drive, offering a more comprehensive range of amenities, and esteemed educational establishments including; Kings School, The Cheltenham Ladies' College, Cheltenham College and Dean Close along with an excellent number of well reputed Grammar Schools. Whilst distinctively semi-rural, the village is within easy commute of more major cities with easy access to the motorway networks making a South/North bound commute easy.

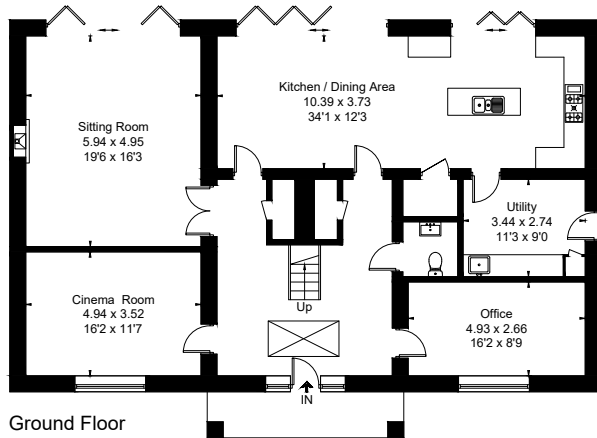


# FLOORPLANS

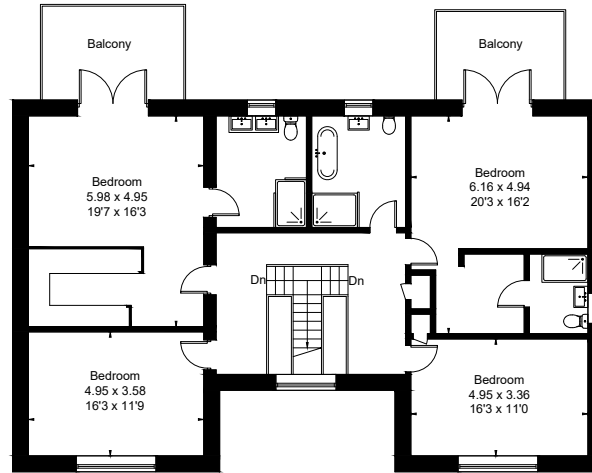
Approximate Floor Area = 294.3 sq m / 3168 sq ft  
 Garage = 52.3 sq m / 563 sq ft  
 Total = 346.6 sq m / 3731 sq ft




(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com # 106301

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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