



BLOSSOMFIELDS
Churcham | Gloucestershire | GL2 8AA

HUGHES **HS** SEALEY *Incorporating*



Welcome to...

BLOSSOMFIELDS

Welcome to Blossomfields, a four/five bedroom detached family home, that over time has been extended and so today is a home that offers good sized accommodation over the two floors. As an accompaniment to the internal space, the outside mirrors this as the grounds are circa 3.4 acres which comprises of formal gardens, a separate post and rail paddock and a large pond.

Add in a property that is offered for sale with no onward chain and this is a home that should be on one's list to view.

The village of Churcham is 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 and so is an ideal location for those looking for the benefits of a rural position yet being within a stone's 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 with the potential to explore equestrian purposes.

Returning to the property, turning off the main road leads you down the driveway to the wrought iron electric gates which once open gives access to the house. The original home, having been extended is now a sizable property and offers a dining entrance hall, which has French doors to the rear so one can enjoy the view of the garden right from the outset. The dining/hall also has a log burning stove which is lovely feature.

Turning to your left leads you into the very impressive living room which measures over 11m in length and 6m in width. With French doors to the head of the room and windows along one side, the room is light and airy and enjoys wood flooring and a log burning stove, inset to the chimney breast.

To the other side of the property is the modern fitted kitchen, which like the dining/hall also enjoys views across the garden and paddock. Finished in a light oak, the kitchen benefits from an array of integrated appliances, tiled splashbacks and a tiled floor.

Completing the ground floor accommodation is the separate utility room, storeroom and cloakroom.

Moving upstairs, which is accessible from one of two stairwells, there are four bedrooms and a study room/bedroom five. Of the bedrooms, the largest room enjoys a three-piece en suite bathroom, complete with roll top bath and a walk-in wardrobe. The room also enjoys French doors onto a Juliet balcony and so is wonderfully light. Of the remaining bedrooms, two offer en suite bathroom/shower rooms whilst the remaining bedroom has a Jack 'n' Gill door leading to the family bathroom.









Explore...

BLOSSOMFIELDS

Stepping outside, the grounds measure circa 3.4 acres in total and surround the property. The grounds can be easily segregated to provide use for both equestrian purposes or those looking to explore the good life with chickens, ducks, pigs or such like.

The north side of the plot offers a smaller orchard area which lines the approaching driveway which is dotted with fruit trees and is mainly enclosed by post and rail fencing. These grounds would also lend itself to be used as an additional paddock rather than formal gardens, which would be in addition to the already secure paddock located to the south-west of the plot which would lead itself for equestrian use.

Whilst the gardens to the south offer generous lawns overlooking the substantial wildlife pond with pontoon and island which form a natural habitat for various birds and small mammals.

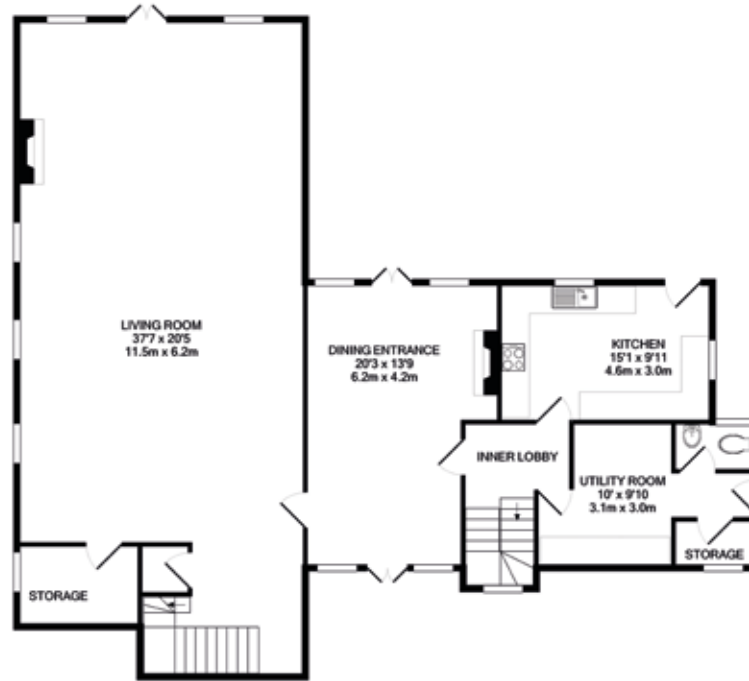
Completing the property is the detached double garage/barn storage which is a wonderful size. Measuring 11.5m x 7.6m, the building offers light and power and would certainly offer the new owners the ability to use in a multitude of ways as well as being able to house up to six vehicles.

- Four/five bedroom detached family home, offered for sale with no onward chain
- Sat within grounds circa 3.4 acres which consists of gardens and small paddock
- Desirable village setting on the edge of the City of Gloucester
- Welcoming entrance/dining hall plus large living room
- Modern fitted kitchen with integrated appliances
- Separate utility room and cloakroom complete the ground floor
- Master bedroom with walk-in wardrobe and en suite bathroom
- Guest bedroom with four-piece en suite. Bedroom three with en suite shower room
- Bedroom four, study/bedroom five and family bathroom complete the upstairs accommodation
- Detached garage/barn measuring 11.5m x 7.6m

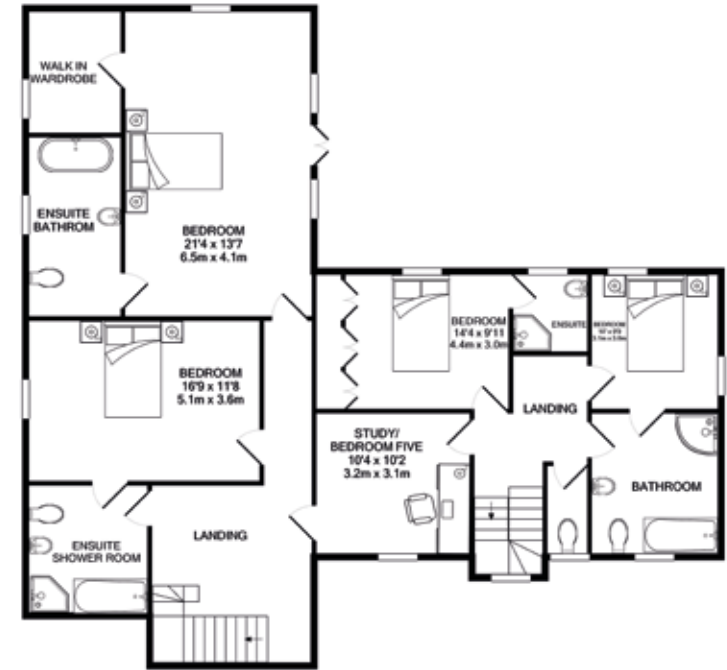
DIRECTIONS

Please enter the following postcode into your sat nav system: GL2 8AA. The property can be identified by our For Sale sign. Please drive along the driveway and follow as it bears to the left where the property can be located.





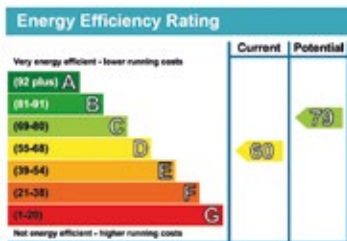
GROUND FLOOR
APPROX. FLOOR
AREA 2483 SQ.FT.
(230.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1513 SQ.FT.
(140.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3996 SQ.FT. (371.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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