



AN ELEGANT FUSION OF PERIOD CHARM AND CONTEMPORARY LIVING



Tucked away at the end of a quiet private road, Forest Ferns reveals itself as a home of character and charm, offering the best of both worlds. The grace of its late 19th-century origins and the comfort of carefully considered modern design. The current owners have shaped a house that feels deeply connected to contemporary living, while preserving the period details that bring such warmth and authenticity.

Step inside and the reception hall immediately makes its mark. The striking tiles rich in colour and pattern, set a tone of timeless elegance. Newly installed crittall windows frame the garden beyond, the dark steel lines sharp against the softness of natural light.

From here, the house draws you into the main living/dining room, where wooden parquet flooring in warm honeyed tones runs throughout and a striking tall column radiator that lends architectural rhythm. Wide glass crittall doors open directly onto the terrace and lawn drawing the greenery inside, while a log burner creates a natural focal point. It is a space that feels expansive and intimate and as welcoming for entertaining as it is for quiet family evenings.

The kitchen is a beautifully designed space, defined by rich dark cabinetry, sleek integrated appliances and contemporary finishes. With space for a breakfast table, it offers a sense of intimacy and balance, where natural wood tones bring warmth and depth to the modern design.

Beyond, a study offers a calm retreat for work or reflection, whilst a cosy sitting room with an original fireplace, away from the main living spaces, makes an ideal snug for winter evenings, a quiet reading room or simply a place to pause and unwind.

A cloakroom is conveniently close and a flight of steps descends to a practical basement, now adapted for laundry, additional storage and can even be a useful wine cellar. The original front door still stands, adding a charming link to the past and offering direct access to the garden.







The first floor landing, wide and light filled, leads to the bedrooms. The principal suite feels indulgent, with a walk-in dressing area and a bathroom where a roll-top bath sits elegantly, a restful retreat at the end of the day. The guest bedroom, equally comfortable, has its own ensuite and walk-in wardrobe. The third bedroom is currently arranged as an additional dressing room, while the family bathroom, complete with additional roll top bath, serves both this room and the bedrooms on the next floor.

The upper floor adds further versatility, with two additional rooms currently arranged as bedrooms. This floor lends itself well to a private suite, whether as a self-contained space for a teenager seeking independence, a peaceful guest retreat, or a combination of bedroom and reception area for added flexibility.

Throughout the original part of the house, period features catch the eye: tall sash windows framing leafy views, decorative cornicing and the mellow patina of stripped wooden doors. These details add texture and character, softened by natural light and gentle colour.

Set at the end of a well maintained private no-through road, the property sits securely behind an attractive red brick wall. The gardens offer a sense of privacy and calm, with a manicured lawn, mature planting and a raised terrace ideal for morning coffee and summer dining. A sunlit courtyard links the boot room to the double garage, offering secure parking and convenient storage, while also creating a sheltered outdoor space ideal for evening relaxation or perfectly positioned for a fire pit.

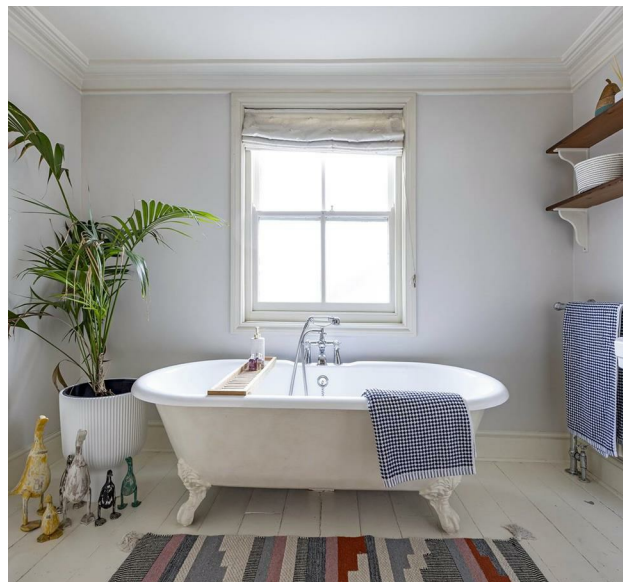
This beautiful family home enjoys a peaceful and discreet position in this highly desirable location. Known for its tree-lined avenues, period architecture and excellent access to local amenities, the area offers the perfect balance of tranquillity and convenience.

It is just moments from independent schools, the open green spaces of Pittville Park and Cheltenham town centre, with its vibrant café culture, boutiques and year-round festivals. Excellent road and rail connections to London, Birmingham and Bristol.

Forest Ferns is more than just a house, it is a home with soul, where period elegance meets

modern refinement and where every detail has been chosen to bring comfort, style and warmth to family living.

Agents note: Teme Road is a private road. Ownership is shared among six properties and managed through a residents' management company. The annual contribution for upkeep is currently £120 per annum.





EPC: D

Council: Cheltenham Borough Council

Council Tax: G

Title Number: GR204668

Tenure: Freehold

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call 01242 781781**

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Forest Ferns

Approximate Gross Internal Area = 266.6 sq m / 2870 sq ft

Garage = 36.9 sq m / 397 sq ft

Total = 303.50 sq m / 3267 sq ft



Illustration for identification purposes only. Measurements are approximate and are not to scale.
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