



GREENFIELDS, COLD POOL LANE, UP HATHERLEY  
Cheltenham





# A LOVELY HOME WITH AN ANNEXE AND OUTBUILDINGS.

Greenfields is a charming home on a 1/3-acre plot, featuring an outbuilding, off-road parking, and a one-bedroom annexe. With 2,126 sq. ft. of living space, it blends modern living with period character.



Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold





## GREENFIELDS

Originally built in the late 1800s, Greenfields retains many of its historic features, blending classic style with contemporary comfort improved by the current owners.

The entrance is through a welcoming porch, which leads into a hallway with a cloakroom, an elegant staircase, and the principal reception rooms. The spacious sitting room boasts a feature fireplace and views of the garden. The formal dining room, located adjacent to the sitting room, has French doors that open onto the garden.

The well-appointed kitchen/breakfast room is a recent addition and provides ample space for dining or lounging and also opens onto the garden via French doors.











On the second floor, you will find four bedrooms. The principal suite includes a large walk-in wardrobe and an en suite shower room. The three additional bedrooms share a family bathroom. The principal bedroom benefits from a double aspect, while the other rooms enjoy pleasant views over the garden.

The annexe is a wonderful addition, offering a variety of possibilities. Whether used as a source of rental income for a dependent relative, or as a home office, it has proven to be a valuable asset. Access to the annexe is through the sitting/dining room, which has French doors leading to a private garden. The sitting/dining area connects to the kitchen and stairs that lead to the first floor, where you'll find a spacious double bedroom with built-in wardrobes and a bathroom with a bath and separate shower.

Greenfields is situated in a lovely position on Cold Pool Lane behind wooden gates. A driveway to the side provides access to the outbuildings, while the main garden is visible from the principal reception areas. The expansive garden features a large, level lawn and is beautifully landscaped with mature trees and borders, creating a peaceful and picturesque setting.







## LOCATION

Situated in a highly accessible spot on Cold Pool Lane, this property is conveniently located near the well-regarded areas of Hatherley and Leckhampton, both offering easy access to everyday shopping with two large supermarkets just a short drive away. The location strikes a perfect balance between country living and convenience, offering a semi-rural atmosphere while being close to the bustling towns of Gloucester and Cheltenham. Cheltenham, known for its vibrant café and restaurant scene, cultural festivals, excellent shopping, and particularly its outstanding schools, is just a short distance away. For those with educational needs, Greenfields is ideally situated with a range of options nearby, including top-rated grammar schools, highly regarded primary schools, and the upcoming Leckhampton Secondary School, a sister school to the renowned Balcarres.

In terms of transport links, the property enjoys easy access to major motorways, including the M5 and A417, providing straightforward routes to Cirencester, Swindon, and the M4 corridor. Cheltenham Spa train station is also a short commute away, offering regular services to London and other major cities. Additionally, a regular bus service runs at the end of the lane, ensuring excellent public transport connections.











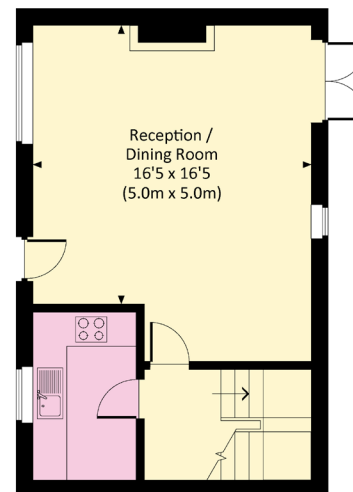
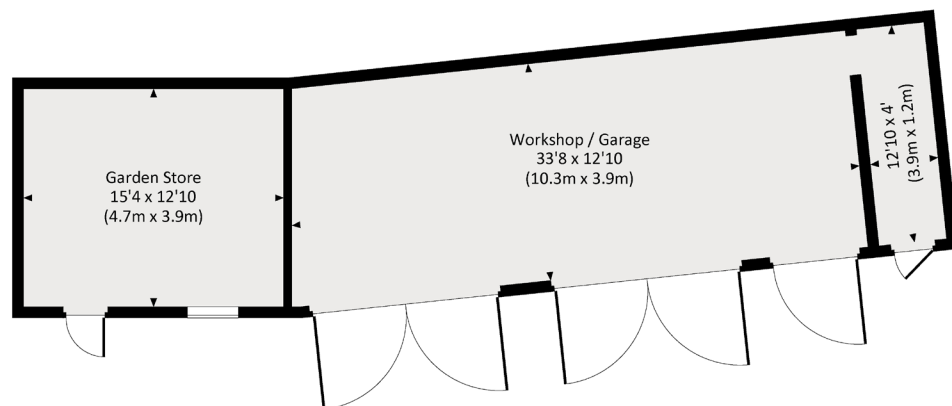




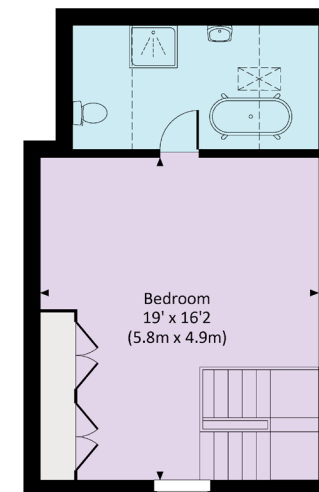
Approx. gross internal area 2126 Sq Ft. / 197.5 Sq M.

Approx. gross internal area 2987 Sq Ft. / 277.5 Sq M. Inc. Annexe

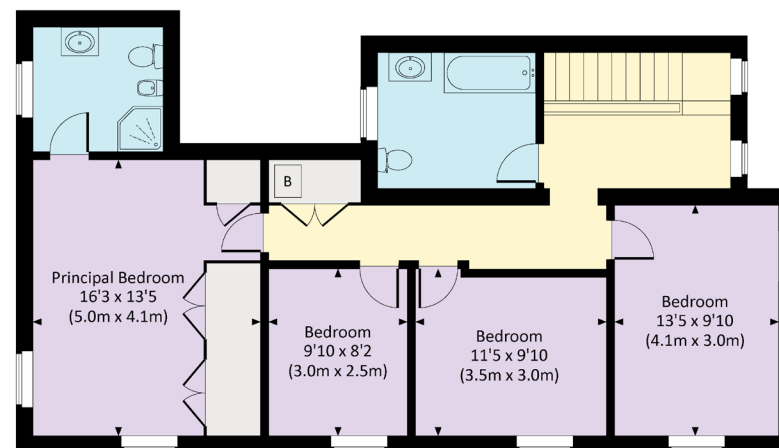
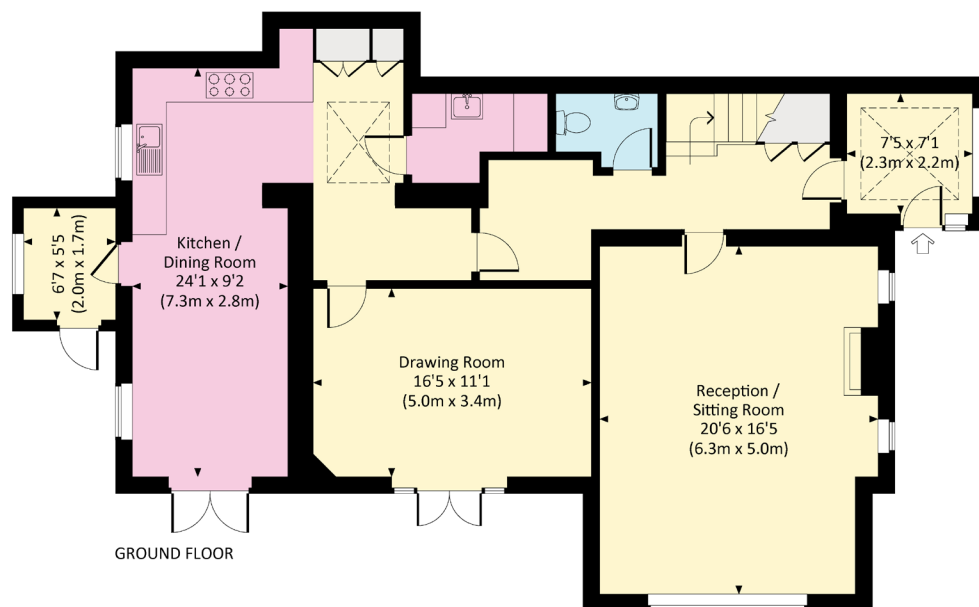
Approx. gross internal area 3679 Sq Ft. / 341.8 Sq M. Inc. Outbuilding



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR

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. (ID767266)



We would be delighted  
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