



The Cottage  
Bentham | Cheltenham | Gloucestershire | GL51 4TZ

# THE COTTAGE



*Welcome to this exquisite countryside retreat, where timeless elegance merges with modern sophistication. Nestled in a serene and picturesque setting, this historic property dates back to 1687 and has been cherished by the same family for 45 years. This stunning estate boasts a classic stone façade, brimming with charm and character.*





A generous gravel driveway offers extensive private parking, and to the side and rear of the house you'll find attractive lawned gardens, a tranquil pond, and a stunning orchard. Complementing the natural beauty, a double garage with a workshop offers practical convenience, all within a sprawling circa 2 acre setting. An additional circa 2 acre paddock extends the estate, providing even more room to enjoy the countryside. This property offers a private and serene haven for those seeking both luxury and comfort. With its refined design and prime location, this residence is the epitome of countryside living awaiting its discerning new owner.



# KEY FEATURES

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- Detached farmhouse
- Four bedrooms
- Two bathrooms
- Three reception rooms
- Newly fitted kitchen with AGA
- Detached garage/workshop
- Mature gardens and grounds
- Paddock
- Orchard

## Ground Floor

**Kitchen/Breakfast Room** - The entrance porch welcomes you into a recently refurbished, charming, and spacious farmhouse kitchen, where rustic charm blends seamlessly with modern convenience. The room is adorned with pale blue cabinetry, offering ample storage and a refined touch of elegance. Sleek marble countertops provide a striking contrast to the cabinetry, adding a sense of luxury to the space. Warm terracotta floor tiles bring character and comfort, perfectly complemented by the abundant natural light streaming in through the windows, creating a bright and airy ambiance. A pale blue AGA takes centre stage among the stainless steel appliances, ensuring functionality for all your culinary adventures while adding a personal and timeless touch to the heart of the home. This kitchen is the perfect balance of style and practicality, making it a true standout feature of the property.

**Utility room** - With space for washing machine and tumble dryer, floor and wall cupboards.

**Downstairs cloakroom** - With WC and sink.

**Dining Room** - The ceiling is adorned with white beams that complement the aesthetics of the room's classic country house appeal. Natural light pours in through a large window with white panes, offering a picturesque view of the garden and filling the room with warmth and brightness. At the heart of the room stands a stone fireplace, providing a cosy focal point and adding a sense of history and character to the space. The combination of traditional architectural details and natural light makes this dining room a perfect setting for both intimate family dinners and entertaining.

**Sitting Room leading through to the Conservatory** - The sitting room exudes a charming, rustic atmosphere, with exposed wooden beams on the ceiling painted white, creating a striking contrast against the dark central beam. The room's focal point is a large stone inglenook fireplace, complete with a cosy wood-burning stove, flanked by sturdy stone pillars, adding to its traditional countryside appeal. Through a large doorway, the room opens up into a bright conservatory, seamlessly connecting the spaces. Terracotta-tiled flooring extends into the conservatory, which also features a second wood-burning stove, perfect for cooler evenings. Expansive windows offer delightful garden views, enhancing the sense of openness and harmony with nature. The overall aesthetic is a blend of comfort and classic English countryside charm, making this a perfect space to relax and unwind.

















# SELLER INSIGHT

“What initially drew us to The Cottage was the perfect blend of location and land. My parents, both doctors, needed easy access to Cheltenham, and at just 4.5 miles away, it's incredibly convenient. Gloucester is also close, only 4.2 miles from the property. We were also drawn to the land - it's ideal for keeping poultry and sheep, with a running water stream and a paddock for horses. It's the perfect mix of peaceful rural living with plenty of space, yet with quick access to two great towns.

Some standout features that make this house unique and inviting are the inglenook fireplace in the living room, which makes it feel so cosy. The conservatory with the wood-burning stove is our happy place in winter, while the south-facing patio is perfect for enjoying spring, summer, and autumn days. There's also a raised-bed vegetable garden that's great for growing your own produce. The kitchen is ideal for entertaining - it's a fantastic space for hosting dinner parties and gatherings. One of our favourite things about living here is the sense of peace and tranquillity. The living room is a real haven, perfect for unwinding at the end of the day. We also love the conservatory, especially on cold winter mornings with the wood burner going. It's such a cosy space to relax and enjoy the view of the garden. Overall, the home has a calming atmosphere that makes it a great retreat.

The Cottage has a well-thought-out layout, with plenty of practical spaces. There's a brick-built double garage, plus an insulated workshop with electricity and a WC, which has been super handy. We've also installed external CCTV for added peace of mind. The design makes everything flow nicely, and the upgrades really add to the convenience and security of the property.

This home has been great for supporting our daily routines and lifestyle, especially with its easy access to the M5 and M4 motorways. Whether it's for work or travel, being able to get to Heathrow Airport in 1 hour 20 minutes, Birmingham Airport in 1 hour, and Bristol Airport in just 45 minutes has been incredibly convenient. It's perfect for those who value quick connections while still enjoying a peaceful home base.

We absolutely love the outdoor spaces here. The formal gardens are beautifully maintained, and the area around the pond is a special feature - it's such a peaceful spot to relax. There's also a secondary shaded patio that's perfect for entertaining or just enjoying a quiet afternoon. It really feels like an extension of the home and offers different areas to enjoy throughout the seasons. We've hosted a couple of memorable gatherings here, including two family weddings, each with over 70 people. The space was perfect for bringing everyone together comfortably, with plenty of room for family and friends to gather and share stories. It's a home that really accommodates larger events while still feeling intimate and inviting. The neighbours here are very quiet and respectful, which we love. There's a strong sense of community with plenty of shared information and a deep sense of collectiveness. It's a peaceful place where everyone looks out for each other, making it a great environment to call home.

One of the best things about this location is the proximity to amenities and activities. The 270 Climbing Park, with its indoor and outdoor climbing complex, is less than a mile away - great for both kids and adults! There's also a dedicated mountain biking course just 1.5 miles away, perfect for outdoor enthusiasts. Plus, you're surrounded by beautiful rural walks, making it easy to enjoy nature right at your doorstep. It's a fantastic spot for an active lifestyle.

One piece of advice for the future owner is to fully enjoy the vegetable garden! It's designed with raised beds and has mature asparagus that yields over 700 spears - perfect for fresh meals. Taking advantage of this space will not only enhance your cooking but also provide a great sense of accomplishment. It's a wonderful way to connect with the outdoors and make the most of this lovely home!\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























### First Floor

The first floor of this charming home offers two beautifully appointed bedrooms. The principal bedroom suite overlooks the serene orchard and gardens, providing a peaceful retreat. It features a newly fitted bathroom, complete with a luxurious walk-in shower and a stylish oval bathtub, offering a spa-like experience. Additionally, the suite includes a spacious dressing room, which can also serve as a versatile office space.

Bedroom two boasts double-aspect windows, flooding the room with natural light and offering delightful views. Adjacent to this room is a separate family bathroom, equipped with a sleek shower.

### Second Floor

The second floor offers two additional double bedrooms, perfect for family or guests. One of the bedrooms includes a generous dressing room area and plumbing available for creating an additional en-suite bathroom.













### Outside

The meticulously maintained grounds of The Cottage span approximately 4.2 acres, incorporating manicured gardens, an orchard, a paddock, a patio area, and a lily pond. The grounds boast attractive shrub borders with several mature trees. There is also a detached double garage with workshop which has double oak doors, power, lighting, WC and sink, and two windows.











# LOCATION

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The location of this charming property offers an ideal blend of rural tranquillity and urban convenience. Nestled near the esteemed Leckhampton area, it is just a short distance from the daily amenities of Bath Road, providing easy access to shops, cafés, and essential services. Residents enjoy the peaceful countryside surroundings while remaining close to the vibrant town of Cheltenham.

Cheltenham is renowned for its lively café culture, shopping options, beautiful parks, and the world-famous horse racing at Prestbury Park Racecourse. In addition to this, it hosts a range of cultural events, including music, jazz, science, and literature festivals, making it a dynamic, vibrant, cosmopolitan and exciting place to live or visit. The location is also convenient for Cheltenham College and Cheltenham Ladies' College, Dean Close, and Richard Pate Preparatory School.

For those needing to travel further afield, The M5, A417 to Cirencester and Swindon, and the M4 are all easily accessible. Cheltenham Spa train station, offering regular services to London and other major cities, is conveniently nearby, while local bus services provide additional public transportation options, making this location perfect for those seeking a blend of rural charm and urban connectivity.







# INFORMATION



## Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil-fired central heating. Septic tank. There will be maintenance costs involved with the oil and septic tanks – please speak with the agent for further information.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick and tile

Council Tax – Tewkesbury Borough Council

Council Tax Band G

Parking – Off-road parking for approximately 6 cars. Double garage.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast Fibre Broadband FTTP connection available - we advise you to check with your provider.

## Directions

GL51 4TZ. For precise navigation, you can use the what3words location: safety.puzzle.hedgehog. From Cheltenham, head southwest on the A46. At the roundabout, take the 2nd exit onto Shurdington Road/A46 Continue to follow A46 for about 3 miles. Turn right onto Bentham Lane. Continue straight until you reach Bentham village, red post box on the right turn into the lane, The Cottage will be on your left hand side.

## Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 01242 650974 or 07979 648 748. [kathrynanderson@fineandcountry.com](mailto:kathrynanderson@fineandcountry.com).

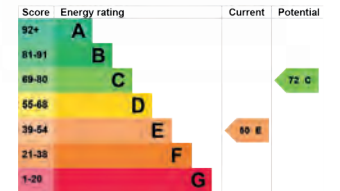
## Website

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>





Total area: approx. 268.4 sq. metres (2889.3 sq. feet)



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. Printed 26.09.2024









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## KATHRYN ANDERSON PARTNER AGENT

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I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!

*"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."*

*"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"*

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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