



THE COACH HOUSE

Grove Lane | Cheltenham | Gloucestershire | GL50 2PN

HUGHES **HS** SEALEY

Welcome to... THE COACH HOUSE

Welcome to The Coach House, a wonderful four-bedroom attached family home located along a private driveway, minutes from local amenities. Offering a wealth of accommodation across the two floors, the home further benefits from front and rear gardens, both of which enjoy a high degree of privacy, driveway parking and an external office space/art studio. It is because of the above that this home comes with such a high recommendation to view.

Due to the location of the property, the new owners can enjoy all that Regency Cheltenham affords, which includes an array of shops, cafes and theatres, as well as a town hall. Cheltenham is also home to festivals that include jazz, science, food and literature, as well as the world-famous Cheltenham Gold Cup, which takes place at Prestbury Park in March. Furthermore, the property is within walking distance of the train station, ensuring London Paddington can be reached in under two hours.

Returning to the property, the home enjoys a central entrance hall, which in turn gives access to a multitude of ground-floor rooms, including the wonderful kitchen/dining room and spacious living room.

The kitchen offers a wealth of units, plenty of natural light from the three windows to the front elevation, and a gas, log-burning-style fire that sits neatly into the chimney breast. From the dining area, access is gained to the private rear garden by way of the French doors, while a further opening leads to the study, which overlooks the rear garden and is the perfect place to work from.

The living room enjoys double aspect windows, a log burning fire, inset to the chimney breast, stripped wooden flooring, and a traditional picture rail. A door to the head of the room leads through to a second reception room, which is currently being used as a music room and which features full-length glazed doors giving access to the rear garden.

To the head of the second reception room is the utility area, while stairs lead to the upper level, where there is an en suite double bedroom, so this space is perfect for guests to use as it affords them their own privacy.

On the upstairs of the main home are three good-sized bedrooms, with the master bedroom benefiting from fitted wardrobes. Completing the upstairs accommodation is the three-piece family bathroom.









Explore outside... THE COACH HOUSE

Externally to the front is driveway parking for two cars, while the remainder of the front garden has been landscaped and features lawns, a small seating area and maturing flower beds. The front garden is enclosed by red brick walling and fencing and is a super space to sit out in and enjoy.

The rear garden is equally as nice, and like the front, the back garden enjoys a high degree of privacy. Offering a larger seating area than the front garden, lawns and mature flower beds, which encompass a wealth of shrubs. There is also the external office/art studio, which benefits from light and power.

KEY FEATURES

- A wonderful, four-bedroom attached former coach house, located at the head of this private road
- Central location and within walking distance of town and the train station
- Enjoying mature gardens to both front and rear, both offering a high degree of privacy

- Driveway parking to the front for two cars
- Internally offering central entrance hall, cloakroom, utility and separate study
- Further rooms include living room, 2nd reception room and kitchen/dining room
- Upstairs are three good size bedrooms plus family bathroom to the main body of the house
- Above the 2nd reception room is the final bedroom, complete with en suite shower room
- Located in the garden is an external art studio, ideal for this or as a home office
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL50 2PN. Upon arrival, proceed along The Grove, where the property can be located on your right.

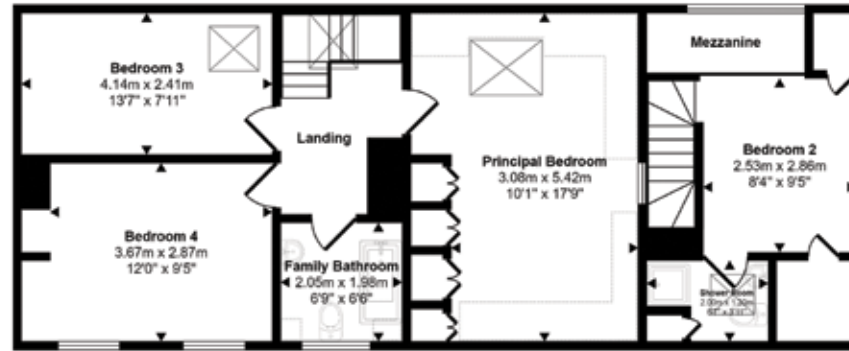


Approx Gross Internal Area
162 sq m / 1745 sq ft

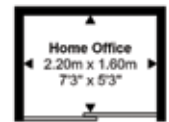


Ground Floor
Approx 83 sq m / 898 sq ft

Denotes head height below 1.5m

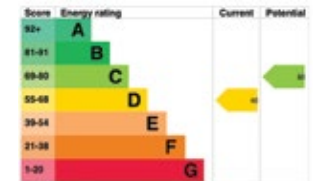


First Floor
Approx 75 sq m / 809 sq ft



Home Office
Approx 4 sq m / 38 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate 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 an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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