



Coln Gardens, Andoversford, GL54 4NB

Guide Price £400,000

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Andoversford, Cheltenham, GL54 4NB

This substantial four-bedroom end-of-terrace home offers approximately 1,507 sq. ft. of versatile accommodation arranged across three floors. Set within an attractive development of Cotswold stone properties, the house combines generous room proportions with a particularly flexible ground-floor layout, including a spacious sitting room, well-equipped kitchen with dining space and an impressive conservatory/garden room extending across the rear. Four bedrooms are positioned across the upper two floors, with an en-suite to the principal bedroom and a separate family bathroom. Further benefits include a ground-floor cloakroom, useful storage, a garage and driveway parking, while the property is offered to the market with no onward chain.

Council Tax band: D

Tenure: Freehold

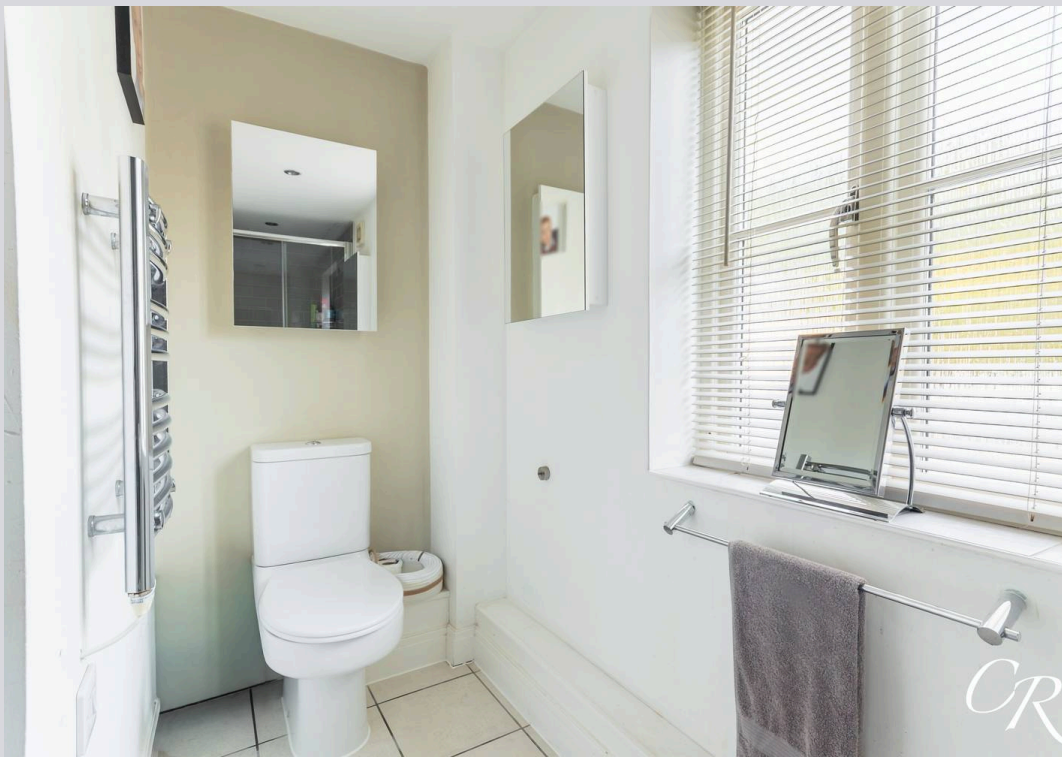
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Impressive Four-Bedroom End-of-Terrace Home Arranged Over Three Floors
- Generous Sitting Room and Impressive Conservatory
- Principal Bedroom with En-Suite Shower Room
- Garage, Driveway Parking and Additional Unallocated On-Street Parking
- Popular Andoversford Village Location with Excellent Access to Cheltenham and the Cotswolds









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Entrance Porch: The property is approached via a covered entrance porch, creating a welcoming arrival and opening into the hallway.

Entrance Hall: The hallway provides access to the principal ground-floor rooms, with a useful built-in storage cupboard and stairs rising to the first floor.

Cloakroom: Conveniently positioned off the hallway, the ground-floor cloakroom is fitted with a WC and wash hand basin, with a window providing natural light.

Sitting Room: A particularly generous reception room offering excellent proportions for a range of seating and freestanding furniture. Windows bring natural light into the room, while glazed double doors at the rear create a connection with the conservatory. The size and layout make this an inviting main reception space for both everyday living and entertaining.

Kitchen: The kitchen is fitted with an extensive range of light-coloured wall and base units complemented by contrasting work surfaces, providing plenty of storage and preparation space. Integrated appliances include ovens and a microwave, together with a hob and contemporary extractor. There is further space and plumbing for appliances, with the sink positioned beneath the window. A breakfast bar provides space for informal seating, ideal for everyday dining or morning coffee. A door provides direct access into the conservatory.

Conservatory: A standout feature of the home is this substantial additional reception space extending across the rear of the property. A large glazed roof feature, together with an extensive arrangement of windows, allows an abundance of natural light into the room and creates a bright, open feel. There is ample space for a generous seating arrangement, making this a versatile extension of the everyday living accommodation. Doors provide external access, while further glazed doors connect back to the sitting room and kitchen, allowing the ground floor to flow particularly well.

First-Floor Landing: Stairs rise to a spacious first-floor landing, where a window provides natural light. The landing gives access to two bedrooms, including the principal suite, with a further staircase continuing to the second floor.

Bedroom One: The principal bedroom is a generous double room with space for a substantial bed and additional bedroom furniture. A window provides natural light, while the proportions allow for freestanding clothes storage. The bedroom also benefits from its own en-suite shower room.

En-Suite Shower Room: Serving the principal bedroom, the en-suite comprises a shower enclosure with tiled surround, WC and pedestal wash hand basin. A window provides natural light and ventilation, and a heated towel rail completes the room.

Bedroom Two: A further well-proportioned double bedroom situated on the first floor, with a window providing natural light and ample space for a double bed alongside wardrobes, drawers or a desk, depending on requirements.

Second-Floor Landing: The staircase continues to the second floor, where the landing provides access to two further bedrooms and the family bathroom. There is also useful built-in storage.

Bedroom Three: Positioned on the second floor, this is another generous bedroom with space for a double bed and additional furniture. The room benefits from natural light through the window and offers flexibility for older children, guests or those requiring a bedroom with space for a desk.

Bedroom Four: The fourth bedroom is also positioned on the second floor and provides another versatile room which could comfortably accommodate bedroom furniture or alternatively be used as a dedicated home office, hobby room or guest room.

Family Bathroom: The family bathroom is fitted with a white suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin and WC. Tiling surrounds the bathing area, while a roof window introduces plenty of natural light.

Outside Space: To the rear of the property is an enclosed external area bordered by attractive Cotswold stone walling. Access from the conservatory creates a useful connection between the internal and external spaces, while a rear gate provides additional access.

Garage and Parking: The property benefits from a garage together with driveway parking to the side for further vehicles. Additional unallocated on-street parking is available within the surrounding development.

Additional Information:

No Onward Chain

Tenure: Freehold

Council Tax Band D, Cotswold District Council

Estate charge of approximately £134 per annum

Location: Coln Gardens is situated within the popular Cotswold village of Andoversford, offering a balance of village living and convenient access to Cheltenham and the surrounding Cotswolds. The village has a good range of everyday amenities, including a local shop and Post Office, Andoversford Primary School, village hall, playing field and playground, together with The Royal Oak public house.

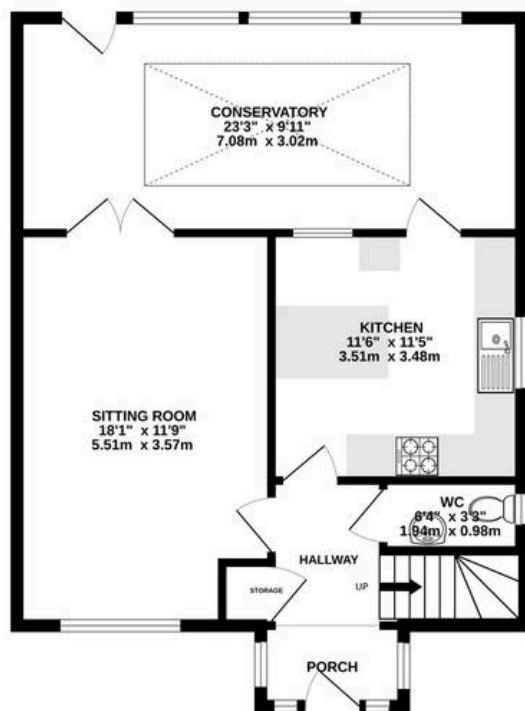
Andoversford is particularly well placed for access to the A40, providing a direct route towards Cheltenham as well as connections east towards Northleach and Oxford. Cheltenham is approximately six miles away, making the village a convenient option for those who want to enjoy a Cotswold setting while remaining within easy reach of the town and its wider range of shopping, dining, leisure and employment opportunities.

The surrounding countryside offers plenty of opportunities for walking and exploring, while the village is also well positioned for access to neighbouring Cotswold towns and villages. Andoversford Primary School is located within the village, adding to the area's appeal for families.

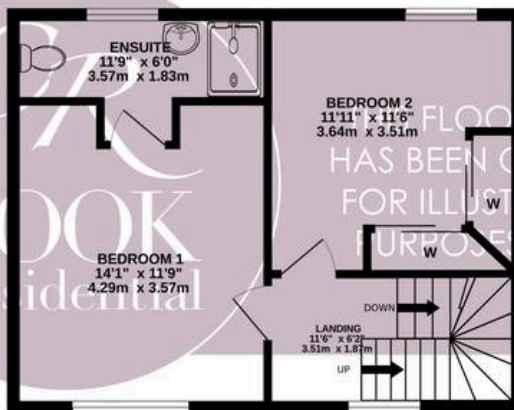
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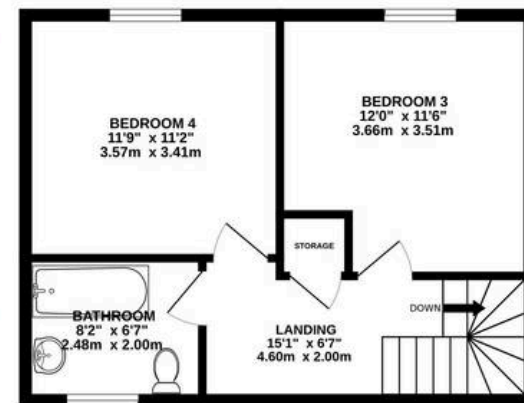
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

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