



Green Pastures
Bentham | Cheltenham | Gloucestershire | GL51 4TZ

 FINE & COUNTRY

STEP INSIDE

Green Pastures

An exceptional opportunity to acquire a substantial home with outstanding potential in one of Cheltenham's most desirable locations.

Occupying a generous plot within one of Cheltenham's most desirable residential locations, this substantial detached home extends to in excess of 2,800 sq. ft. and presents an exciting opportunity for purchasers seeking a property with exceptional potential. Offering versatile accommodation, extensive gardens, and the added benefit of self-contained annex accommodation, the property provides the perfect foundation for creating a magnificent family home tailored to modern living.

Set back from the road and enjoying a private position, the property combines generous proportions with flexible living spaces, making it ideally suited to growing families, multi-generational living, those working from home, or buyers seeking ancillary accommodation for guests, relatives, or income potential.

Whilst the property would benefit from modernisation and enhancement, it offers an increasingly rare opportunity to acquire a home of this scale in such a sought-after Cheltenham setting.

Accommodation

The welcoming entrance hall provides access to the principal reception rooms, all of which enjoy attractive views across the gardens and offer excellent entertaining and family living space.

The accommodation includes a generous sitting room, formal dining room, and additional reception areas, providing flexibility for family life and entertaining alike. The kitchen and breakfast room offer excellent scope for redesign and extension, subject to the necessary consents.









KEY FEATURES

- Prime Cheltenham location
- Detached family home offering over 2,800 sq. ft. of accommodation
- Five bedrooms
- Self-contained annex accommodation
- Multiple reception rooms
- Tremendous scope for refurbishment and enhancement
- Generous private gardens
- Ample driveway parking Ideal for multi-generational living
- Excellent access to Cheltenham town centre and schools
- Rare opportunity to create a substantial family residence in a sought-after setting



To the upper floors are five well-proportioned bedrooms, served by family bathroom facilities, with the principal bedroom enjoying an attractive outlook over the surrounding grounds.

A particularly valuable feature of the property is the self-contained annex accommodation, offering independent living space ideal for dependent relatives, guests, an au pair, or potential income generation.





Gardens & Grounds

The property is approached via a private driveway providing ample parking and access to the house.

The generous gardens are a particular highlight, predominantly laid to lawn and bordered by mature trees, shrubs, and established planting, creating a wonderful sense of privacy and seclusion. The grounds offer tremendous potential for landscaping, outdoor entertaining, and family enjoyment whilst providing a beautiful backdrop to the property.

Location

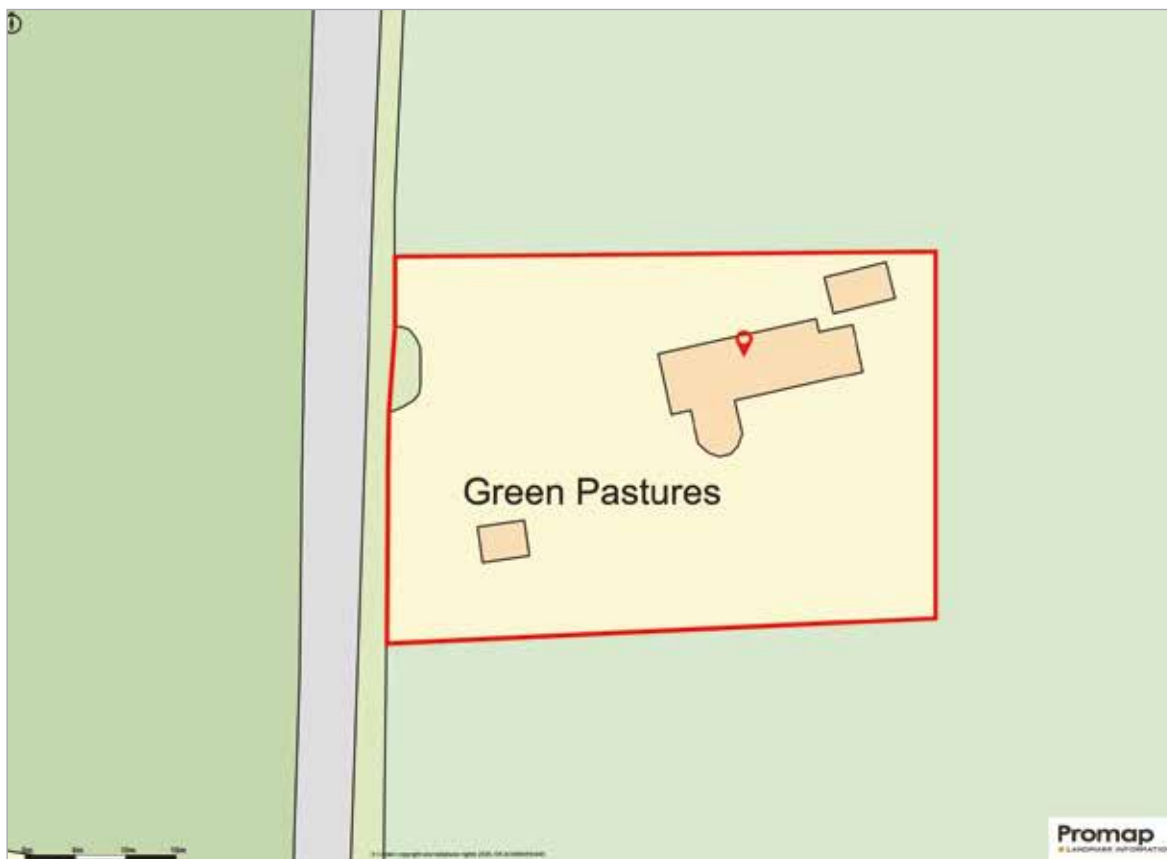
Cheltenham is widely regarded as one of the most desirable towns in the South West, renowned for its elegant Regency architecture, excellent educational establishments, thriving cultural scene, and outstanding sporting and leisure facilities.

The property enjoys a prime residential position with convenient access to Cheltenham town centre, the Promenade, Montpellier, and an excellent range of independent shops, restaurants, cafés, and boutiques. Cheltenham is also home to the internationally renowned Cheltenham Festival, Literature Festival, and Jazz Festival.

Excellent schooling options include both state and independent schools, whilst transport links are superb, with easy access to the M5 motorway, Cheltenham Spa railway station, and connections to Birmingham, Bristol, London, and beyond.







Services, Utilities & Property Information

Tenure: Freehold
 Council Tax band: G
 Local Authority: Tewkesbury
 EPC: Band E
 Property construction : Standard Brick and Tile
 Electricity supply: Mains
 Water supply: Mains
 Drainage & Sewerage: Septic Tank
 Heating: Space and water heaters and Partial Central heating
 Broadband: FTTP Broadband connection available - we advise you to check with your provider.
 Mobile signal/coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Ample Parking
 Total Floor Area: 2849 sq ft

The property is subject to rights, easements and restrictive covenants contained within the title documents.

Further information is available from the seller's solicitor.

Viewing Arrangements

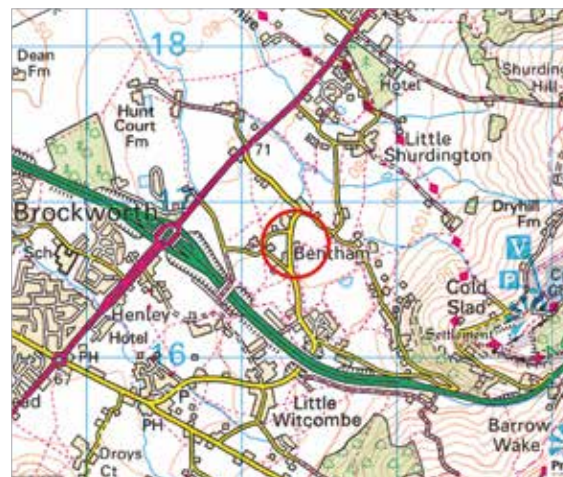
Strictly via the vendors sole agents Fine & Country Leamington Spa, Warwick and Kenilworth on +44 (0) 7540 649 103.

Website

For more information visit: <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

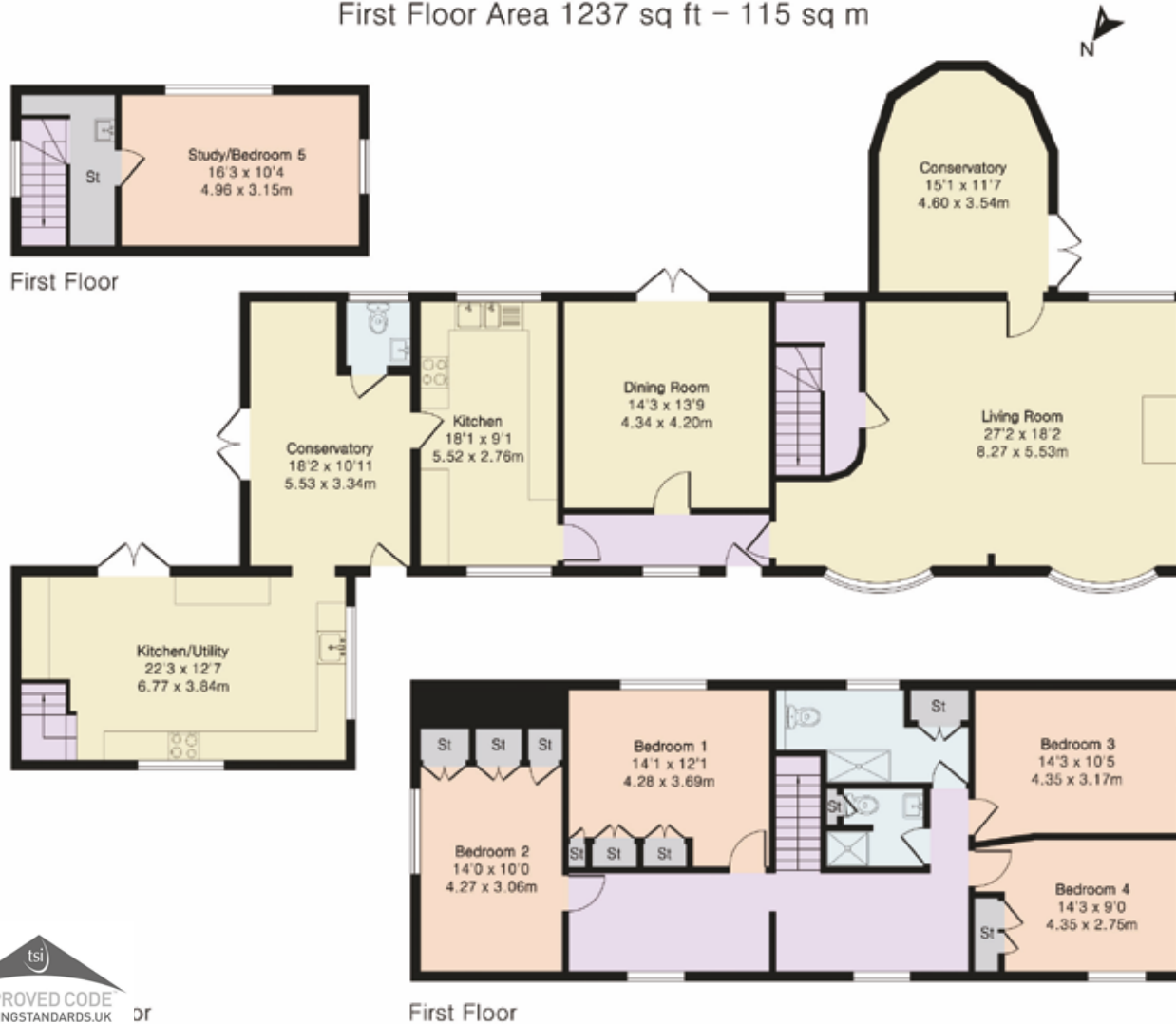
Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Approximate Gross Internal Area 2849 sq ft - 265 sq m
 Ground Floor Area 1612 sq ft – 150 sq m
 First Floor Area 1237 sq ft – 115 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		88 D
39-54	E	41 E	
21-38	F		
1-20	G		



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 and 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 own 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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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PARTNER AGENT

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