

# COYNE COTTAGE, THE BURGAGE

CHELtenham, GLOUCESTERSHIRE, GL52 3DN





A characterful stone cottage offering generous, largely lateral accommodation extending to approximately 1,410 sq. ft., together with extensive private parking and a private courtyard setting.

The property is arranged predominantly across one floor, a rarity for a property of this nature, and centres around an enclosed gravelled courtyard with a paved terrace, mature flower beds and well-established planting, creating a particularly sheltered and secluded outdoor space. The outside space has been thoughtfully arranged, combining areas for seating and entertaining with softer planted borders, giving the courtyard a more established and characterful feel than is often found with properties of this nature.

Internally, the accommodation is both practical and well proportioned, with a generous sitting room centred around a substantial stone fireplace and a spacious kitchen/breakfast room with vaulted ceilings and exposed timbers, opening naturally into a dining area and creating an excellent everyday living and entertaining space. The largely lateral layout contributes significantly to the overall practicality of the house, with the principal accommodation flowing comfortably across the ground floor.

There are three bedrooms in total, including a notably generous principal bedroom with fitted storage and an en suite shower room. A further ground floor double bedroom is served by the family bathroom, whilst the first floor bedroom provides excellent flexibility as either a guest bedroom, study or child's room. A useful loft/store room provides additional ancillary storage space. The first floor accommodation also gives a useful degree of separation from the principal bedroom space below, making it particularly well suited for visiting family, home working or occasional guest accommodation.

The extensive gravelled frontage provides off-street parking for a number of vehicles, which is unusual for a property of this nature, whilst the overall arrangement and courtyard setting give the property a peaceful and secluded feel.




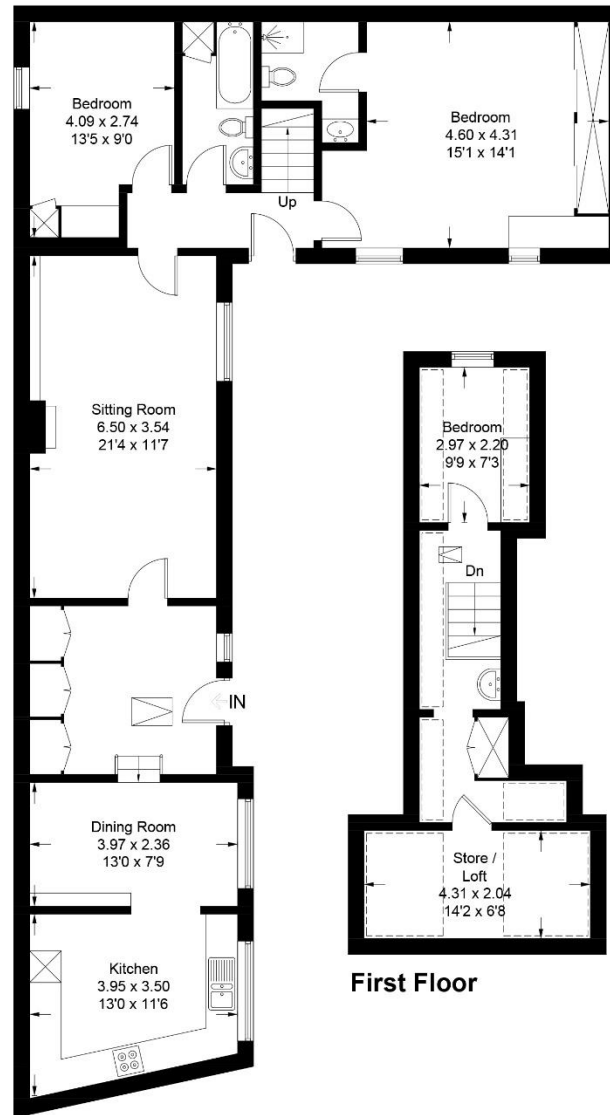


# Coyne Cottage

Approximate Gross Internal Area = 131 sq m / 1410 sq ft



 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301207)



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

#### **EPC RATING**

D

#### **COUNCIL TAX**

Cheltenham Borough Council  
Council Tax Band (F)

#### **TENURE**

Freehold

#### **VIEWINGS**

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722

#### **Charles Lear & Co.**

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