



**Coombe Meade, Woodmancote, Cheltenham, GL52**  
**£575,000**

**ADAM  
HALLIWELL**  
property

**exp** UK

**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

A well-presented, chain-free five-bedroom (possible 6 - one ground floor) detached house on a corner plot in the sought-after village of Woodmancote near Cheltenham, offering flexible family accommodation with multiple reception rooms, potential home office/extra bedroom, driveway, garage, south-facing garden and easy access to Cleeve Hill, local amenities and transport links.

- Detached five-bedroom family home
- Flexible accommodation
- Corner plot
- Open-plan kitchen with utility room
- Multiple flexible reception rooms
- Potential home office or sixth bedroom
- Main bedroom with en suite bathroom
- Driveway, single garage parking
- South-facing, sun-filled rear garden
- No onward chain sale



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This detached five-bedroom (possible 6 – one ground floor) house is offered for sale in the popular village of Woodmancote, at the foot of Cleeve Hill, on the outskirts of Cheltenham, occupying a corner plot. The property provides flexible accommodation in good condition, making it suitable for families and downsizers seeking access to green spaces, walking and cycling routes, and local amenities.

On the ground floor, an open-plan kitchen with breakfast area with an adjoining utility room. A dining room sits next to the kitchen, offering potential for a knock-through to create a larger open-plan space, subject to any necessary consents. The main lounge is positioned to the front, with large windows and a fireplace, providing a comfortable primary living area.

To the rear, the dining room enjoys a garden outlook with access to a large conservatory, creating a useful additional living or dining space and a good link to the garden. A third reception room, formed from a former converted garage, offers a separate room with a large front window. This space functions well as a playroom or second living room and could serve as a home office or possible sixth bedroom, benefitting from its position next to the downstairs WC.

Bedrooms are arranged to provide flexibility for family living and home working. The main bedroom is a double with an en suite bathroom including a bath. Two further double bedrooms include built-in wardrobes, while two single bedrooms also feature built-in wardrobes, with one particularly suitable as a study. The family bathroom is fitted with both a bath and separate shower.

Outside, the property includes driveway parking, a single garage and a south-facing garden, well placed to enjoy sunlight throughout the day. The position at the foot of Cleeve Hill places extensive walking routes, hill views and cycling routes within easy reach, making it attractive for those who enjoy outdoor activities.

Woodmancote is a sought-after village location with nearby schools and local facilities, while Cheltenham town centre offers wider shopping, dining and cultural options. Local bus routes link Woodmancote with Cheltenham and surrounding areas, and Cheltenham Spa railway station provides services to Bristol, Birmingham and London, with journey times to London Paddington typically around two hours. Road connections via the A435 and A40 give convenient access to the M5 and the wider region. The property is offered with no onward chain and is in Council Tax Band F.





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4 | 1 | 2

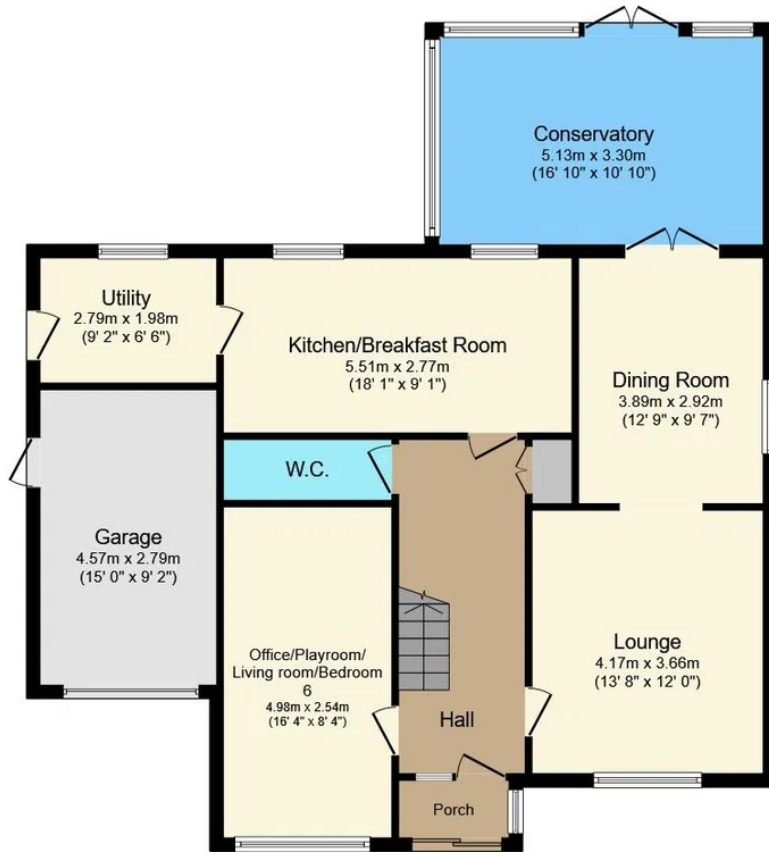
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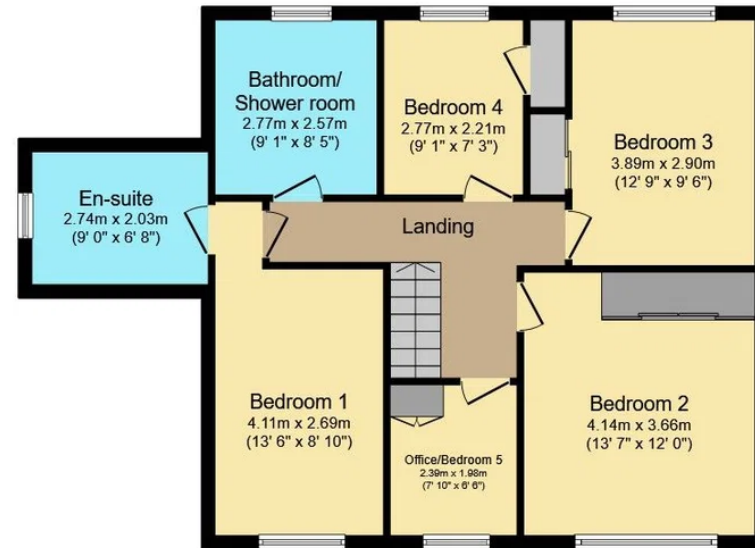
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### Ground Floor

Floor area 111.7 sq.m. (1,202 sq.ft.)



### First Floor

Floor area 75.6 sq.m. (814 sq.ft.)

Total floor area: 187.3 sq.m. (2,016 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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