



Coln Rise, Andoversford, GL54 4HL

In Excess of £650,000



Coln Rise

Andoversford, GL54 4HL

A beautifully presented, well-proportioned, four-bedroom detached home enjoying a peaceful residential setting and a beautifully landscaped garden with an idyllic outlook.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Superb Four Bedroom Detached Home
- Kitchen and Separate Utility Room
- Beautiful Garden Room / Conservatory Extension
- Situated In The Picturesque Village of Andoversford
- Double Garage And Driveway Parking
- Large South East Facing Garden With a Delightful Summer House







This beautifully presented four-bedroom detached home enjoys an exceptional position within a peaceful residential setting, offering stylish, well-balanced accommodation alongside a truly outstanding garden backing onto a picturesque brook, complete with a private bridge and idyllic outlook. From the outset, the property conveys a sense of quality and care, with well-proportioned rooms, thoughtful upgrades and a seamless connection between the internal living spaces and the stunning outdoor environment.

Entrance Hall: A welcoming and spacious entrance, providing access to the principal ground floor rooms and setting the tone for the light and airy accommodation throughout.

Sitting Room: A bright and inviting reception room, offering a comfortable space for everyday living, enhanced by a pleasant outlook and a calm, neutral décor.

Dining Room: A particularly attractive and well-proportioned room, ideal for formal entertaining and family gatherings, with ample space for a large dining table and views to the front aspect.

Kitchen/Breakfast Room: The kitchen is both practical and sociable, fitted with a range of wall and base units with worktops over, providing generous storage and preparation space. This kitchen also benefits from a range style cooker and cooker hood with an integrated fridge and dishwasher. There is ample room for informal dining, making this a natural hub of the home, perfectly suited to modern family living.

Utility Room: A highly useful extension of the kitchen, offering additional storage, a sink unit and space for appliances, including an upright freezer, with a door providing direct access to the garden, ideal for day-to-day convenience.

Garden Room / Conservatory: Undoubtedly one of the standout features of the home, this impressive glazed extension creates a seamless transition between inside and out. Flooded with natural light, the space offers a versatile additional reception area, perfectly suited for both relaxing and entertaining. Full-width bi-fold doors open directly onto the patio, allowing the space to fully open into the garden during the warmer months and creating a wonderful indoor-outdoor flow.

Study: A superbly fitted home office with bespoke desk and storage, offering a quiet and practical workspace, ideal for those working from home or requiring a flexible additional room.

Cloakroom: Stylishly fitted with a WC and wash hand basin, complemented by contemporary tiling.

First Floor Landing: Providing access to all bedrooms and the family bathroom.

Bedroom One: A spacious and beautifully presented principal bedroom, benefitting from fitted wardrobes and dressing area complimented by a peaceful outlook over the surrounding area.

En-Suite: A modern and well-appointed shower room featuring a walk-in shower, wash hand basin and WC, finished with sleek tiling.

Bedroom Two: A spacious and beautifully presented double bedroom, with fitted wardrobes, offering a pleasant aspect, ideal for family or guests.

Bedroom Three: A well-proportioned room, perfectly suited as a bedroom or nursery.

Bedroom Four: A versatile fourth bedroom, currently utilised as a study, offering flexibility for a variety of needs.

Family Bathroom: Fitted with a contemporary suite including a bath with shower over, wash hand basin and WC, complemented by attractive tiling and natural light.

Garden: The gardens are a truly exceptional feature of the property, beautifully landscaped and offering a high degree of privacy and tranquillity. The main garden is predominantly laid to lawn, bordered by mature planting, established trees and well-stocked beds, creating a peaceful and secluded setting. A decked seating area provides the perfect vantage point to enjoy the surroundings, ideal for outdoor entertaining or simply relaxing, while the paved patio adjacent to the house offers an additional space for alfresco dining. The garden gently leads down to a picturesque brook, where a charming bridge crosses the water, connecting different sections of the garden and adding a unique and enchanting character rarely found. A delightful summer house is tucked away within the grounds, providing a quiet retreat to enjoy the setting.

The aerial views beautifully capture the full extent of the plot and highlight the rare waterside position, showcasing a lifestyle that is as special as it is serene.

Parking: This home enjoys a double garage as well as driveway parking providing parking for two vehicles.

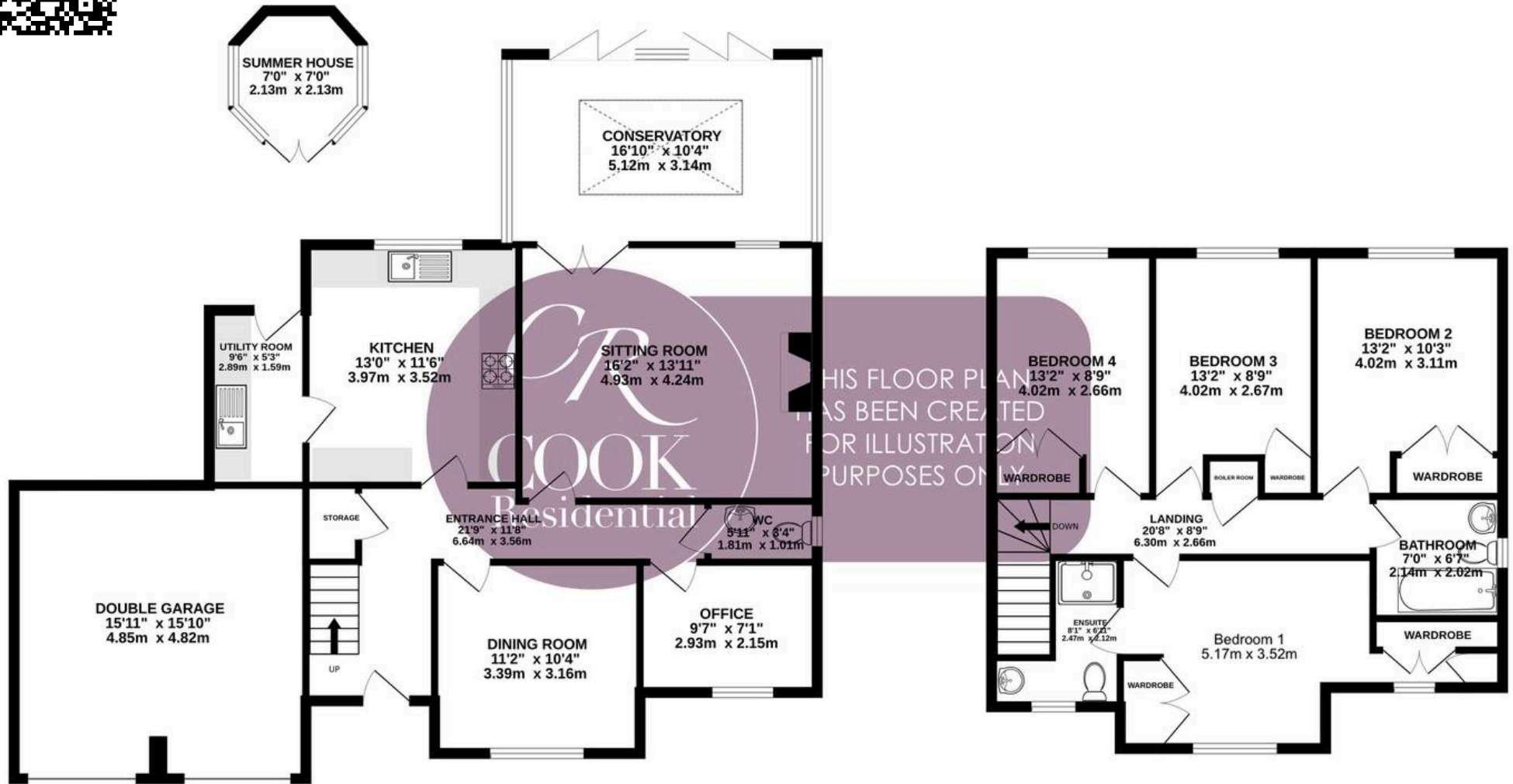
Location: Situated within a desirable and well-established setting, the property offers a perfect balance of countryside tranquillity and accessibility. Surrounded by attractive homes and green spaces, the area provides easy access to Cheltenham and nearby villages, with a range of amenities, well-regarded schools and transport links within reach. The surrounding countryside offers an abundance of scenic walks, further enhancing the appeal of this exceptional location.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.

1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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.

Made with Metropix ©2026





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.