



Springfield Close, The Reddings, GL51 6SE

Guide Price £550,000





Springfield Close

Cheltenham, GL51 6SE

A beautifully presented and exceptionally versatile five-bedroom semi-detached family home occupying a generous plot within a peaceful cul-de-sac in the highly sought-after village of The Reddings. Thoughtfully configured to suit modern family living, the property benefits from a substantial self-contained two-bedroom annexe, ideal for multi-generational living, dependent relatives or guest accommodation. Further benefits include owned solar panels, extensive driveway parking for multiple vehicles, a beautifully landscaped rear garden with excellent entertaining space, and the advantage of no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- No Onward Chain
- Five Bedroom Semi - Detached Family Home
- Self-Contained Two Bedroom Annexe
- Solar Panels
- Generous Rear Garden
- Driveway Parking For Multiple Vehicles





A beautifully presented and exceptionally versatile five-bedroom semi-detached family home occupying a generous plot within a peaceful cul-de-sac in The Reddings. Thoughtfully configured to suit modern family living, the property benefits from a substantial self-contained two-bedroom annex, ideal for multi-generational living, dependent relatives or guest accommodation. Further benefits include owned solar panels, extensive driveway parking for multiple vehicles, a beautifully landscaped rear garden with excellent entertaining space, and the advantage of no onward chain.

Entrance Hall: A bright and welcoming entrance hallway featuring attractive wood-effect flooring, a useful under stairs storage cupboard and staircase rising to the first floor. The hallway provides access to the principal reception rooms and immediately sets the tone for this spacious family home.

Sitting Room: A beautifully proportioned reception room enjoying an abundance of natural light through the bay window overlooking the front aspect. With a door through to the open plan kitchen/dining room, this impressive living space offers an excellent layout for modern family life whilst retaining clearly defined areas for relaxing and entertaining.

Kitchen/Dining Room: A stylish and spacious kitchen/dining room fitted with a comprehensive range of modern shaker-style wall and base units complemented by contrasting worktops and attractive tiled splash backs. There is ample storage, generous preparation space and room for family dining, making this the true heart of the home. Positioned to the rear of the property, the room enjoys views across the garden and provides direct access into the self-contained two-bedroom annex, allowing the accommodation to function independently or as a seamless extension of the main residence. Please see the annexe details below.

Landing: A spacious first-floor landing providing access to all bedrooms, the family bathroom and a useful airing cupboard.

Bedroom One: A superb principal bedroom boasting generous proportions, providing ample space for a king-size bed, freestanding furniture and a comfortable seating area. Overlooking the rear garden, the room continues into a spacious dressing area, creating an elegant and luxurious principal suite with plenty of space to unwind.

Bedroom Two: A spacious double bedroom overlooking the front aspect, beautifully presented with feature décor, built in wardrobe space as well as having ample space for freestanding furniture.

Bedroom Three: A well-proportioned bedroom enjoying a front aspect, perfectly suited as a child's bedroom, nursery, guest room or home office.

Family Bathroom: Beautifully appointed with a contemporary suite comprising a paneled bath with shower over, vanity wash hand basin and WC. Finished with attractive tiled flooring and stylish décor, this is a bright and modern family bathroom.

Self-Contained Two Bedroom Annex: Accessed directly from the main house kitchen/dining room, the annexes offers excellent flexibility and has been thoughtfully designed to provide comfortable independent accommodation. Perfect for multi-generational living, dependent relatives, older children, guest accommodation or those working from home, it can equally function as an extension of the main residence depending on individual requirements.

Annex Dining Room: The first room upon entering the annex, this welcoming and versatile reception room currently serves as a dining room, creating an excellent central hub for the accommodation. Equally suitable as an additional sitting room or family room, it offers complete flexibility to suit a purchaser's lifestyle.

Annex Kitchen: A beautifully presented fitted kitchen offering an excellent range of modern wall and base units complemented by generous worktop space and attractive tiled splash backs. There is ample storage, space for appliances and everything required for comfortable independent living.

Annex Sitting Room: A bright and inviting reception room enjoying French doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The room provides an ideal place to relax and entertain whilst overlooking the beautifully maintained garden.

Annex Bedroom Four: A generous double bedroom benefiting from fitted wardrobes and ample space for additional furniture, creating a comfortable principal bedroom within the annex accommodation.

Annex Bathroom: Conveniently positioned in Bedroom Four, the bathroom is fitted with a paneled bath incorporating a shower over, providing practical facilities for the annex.

Annex Bedroom Five: A well-proportioned bedroom overlooking the front aspect, offering excellent flexibility as a guest bedroom, child's bedroom or home office.

Annex Cloakroom: Fitted with a WC and wash hand basin, conveniently serving the annex reception accommodation and Bedroom Five.

Rear Garden: The enclosed rear garden has been thoughtfully landscaped to create an exceptional outdoor entertaining space. A generous stone patio extends across the rear of the property, providing ample room for seating and al-fresco dining, whilst the level lawn is bordered by mature trees, colourful planting and established shrubs creating an excellent degree of privacy. A charming timber pergola offers a sheltered seating area for year-round enjoyment, complemented by two substantial timber garden buildings providing excellent storage, workshop or hobby space.

Parking: The property enjoys an extensive patterned concrete driveway providing off-road parking for multiple vehicles.

Additional Details: This property benefits from solar panels enhancing the home's efficiency.

Tenure: Freehold

Council Tax Band: C

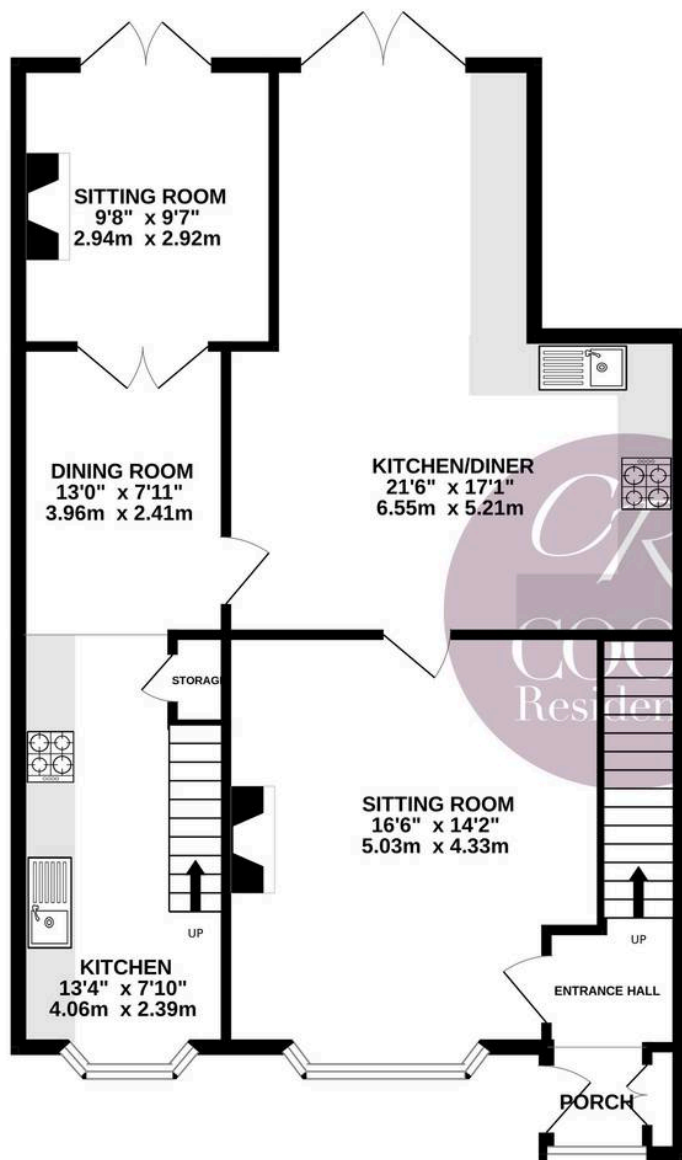
Parking: Driveway parking for multiple vehicles.

Location: Springfield Close is a quiet residential cul-de-sac situated within the ever-popular district The Reddings, offering an excellent balance between village living and convenience. The area is well served by local shops, highly regarded schools and everyday amenities, whilst Cheltenham Town Centre, GCHQ, Gloucester and the M5 motorway are all within easy reach, making this an ideal location for families and commuters alike.

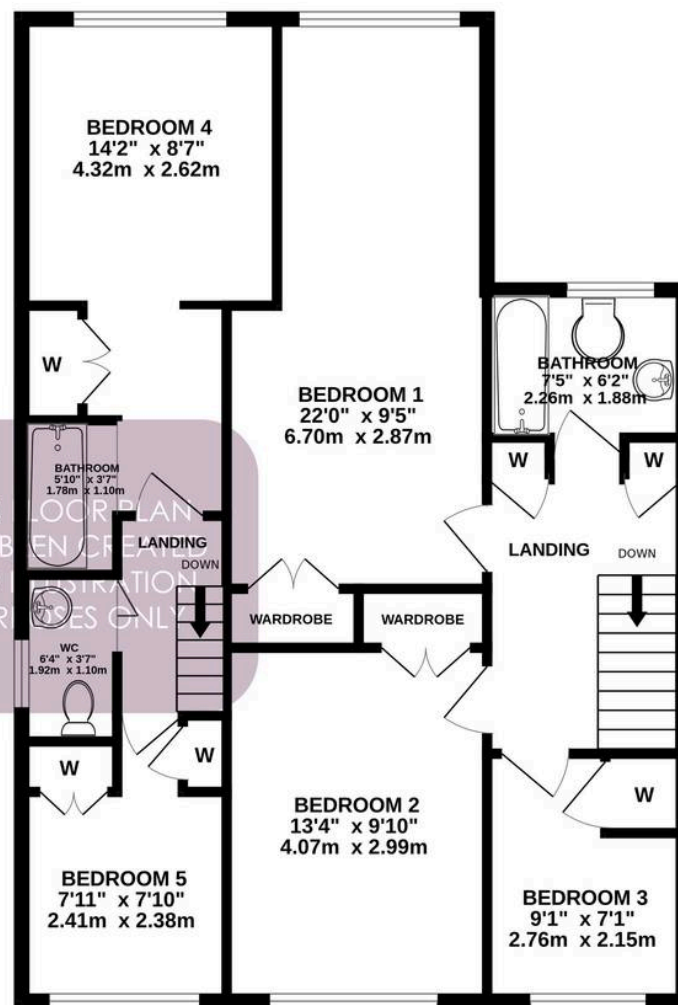
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GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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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