

Ashtree Mews, Cheltenham, GL51 8EF

Guide Price £260,000







Ashtree Mews

Cheltenham, GL51 8EF

Cook Residential is delighted to present this well-presented two-bedroom semi-detached home on Ashtree Mews, Cheltenham, offered with no onward chain. Benefiting from solar panels, the accommodation comprises an entrance hall, a kitchen, a ground floor WC and a sitting/dining room, with two bedrooms and a shower room on the first floor. Outside, there is an enclosed rear garden and a block-paved driveway to the front.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Two-Bedroom Semi-Detached Home
- Solar Panels
- Sitting/Dining Room With French Doors To The Garden
- Driveway Parking And Three Further Allocated Spaces
- Convenient For Cheltenham Spa Railway Station And Easy Reach Of Cheltenham Town Centre

















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Entrance Hall: A welcoming entrance hall with wood-effect flooring and recessed spotlights, giving access to the kitchen, the WC and the sitting/dining room.

Kitchen: Fitted with a range of sage handle-less wall and base units with dark wood-effect worktops and a glass splashback. Appliances include an integrated CDA electric oven, an electric hob, an extractor hood and an integrated washing machine, alongside a stainless steel one-and-a-half bowl sink and drainer. A window to the front provides natural light.

Cloakroom: Comprising a low-level WC and a vanity wash basin, with a radiator and an obscured window.

Sitting/Dining Room: A bright and generous reception room with French doors opening onto the rear garden, a side window and recessed spotlights. There is ample space for both living and dining, and stairs rise from the room to the first floor.

Landing: Giving access to both bedrooms and the shower room, with a window to the side.

Bedroom One: A spacious double bedroom with a striking geometric panelled feature wall and a window to the front.

Bedroom Two: A double bedroom with a window to the rear overlooking the garden and a built-in storage cupboard.

Shower Room: Comprising a shower enclosure with a thermostatic shower, a pedestal wash basin and a low-level WC, with part-tiled walls, a mosaic tile border, a mirrored wall cabinet and a radiator.

Garden: An enclosed rear garden, mainly laid to lawn with a mature tree and a paved patio area accessed directly from the French doors. The garden is fully fenced and includes a shed.

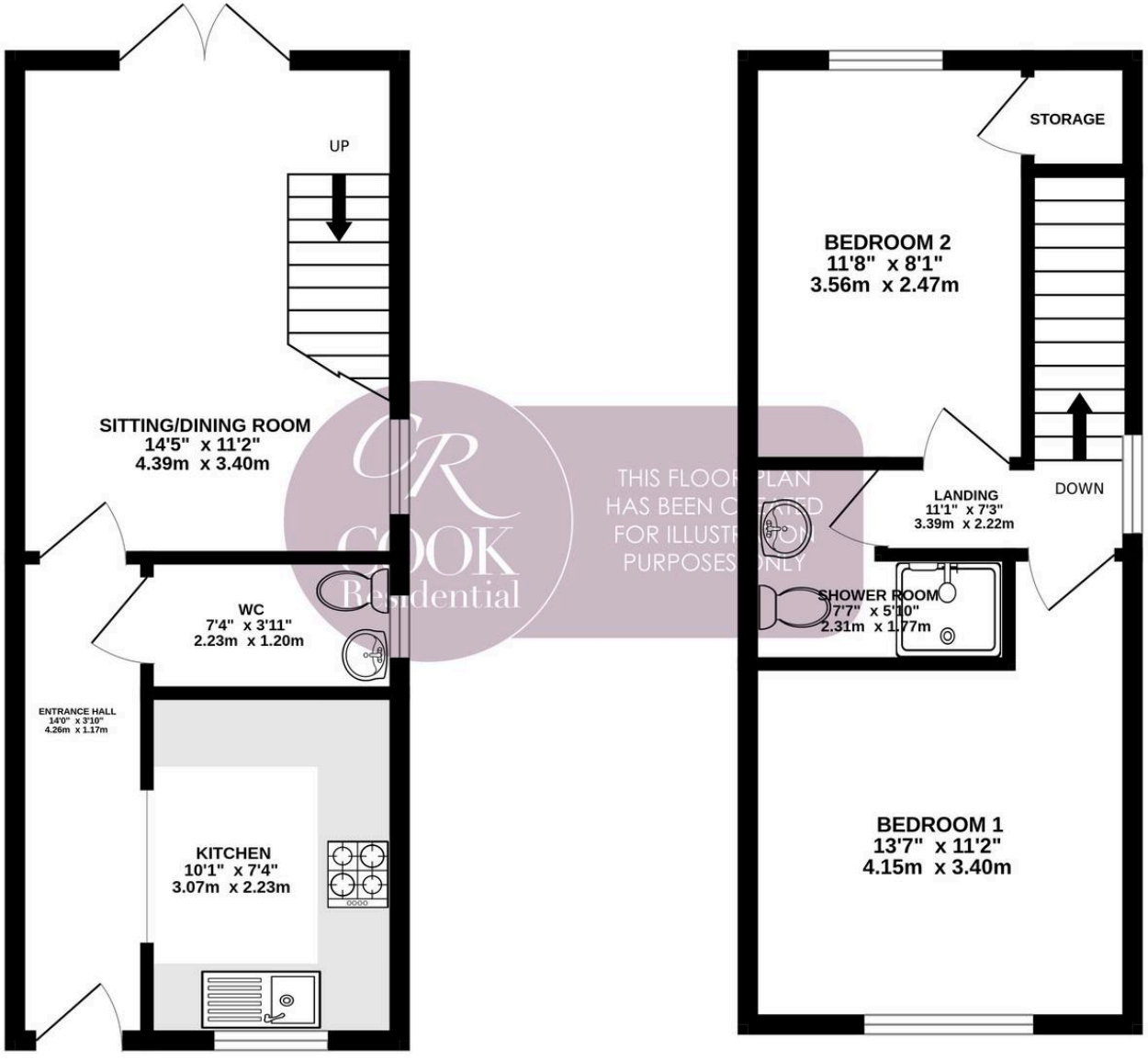
Parking: The property benefits from a block-paved driveway to the front, with three further allocated off-street parking spaces.

Location: Ashtree Mews is a small residential mews in the St Mark's area of Cheltenham, conveniently placed for local shops, supermarkets, schools and bus routes. Cheltenham town centre is within easy reach and offers an excellent range of shops, restaurants, bars and leisure facilities, as well as the town's renowned cultural festivals. Cheltenham Spa railway station is close by, offering direct services to London and other major cities, while GCHQ, the A40 and the M5 are all conveniently accessible.**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

Digital Staging: Some images of this property have been digitally staged to show how the space could be furnished and used. The furniture, accessories and décor shown in these images are for illustrative purposes only, are not included in the sale and do not represent the current condition or contents of the property. Prospective purchasers are advised to view the property in person and refer to the unstaged photographs and floorplan for an accurate representation.

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



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THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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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.