

THE COACH HOUSE

The Leigh, GL19 4AB



THE LEIGH, GLOUCESTER, GLOUCESTERSHIRE, GL19 4AB

An attractive coach house conversion with a self-contained annexe,
versatile outbuildings and beautiful private gardens.



4-5



2-3



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EPC

E

Local Authority: Tewkesbury Borough Council

Council Tax Band: E

Tenure: Freehold

Services: xxxxxx

Tewkesbury (6 miles) M5 (J11A) (7 miles) Gloucester (8 miles) Cheltenham (10 miles) Cheltenham Spa station (11 miles) Worcester (22 miles) Bristol (45 miles)

Guide Price: £935,000



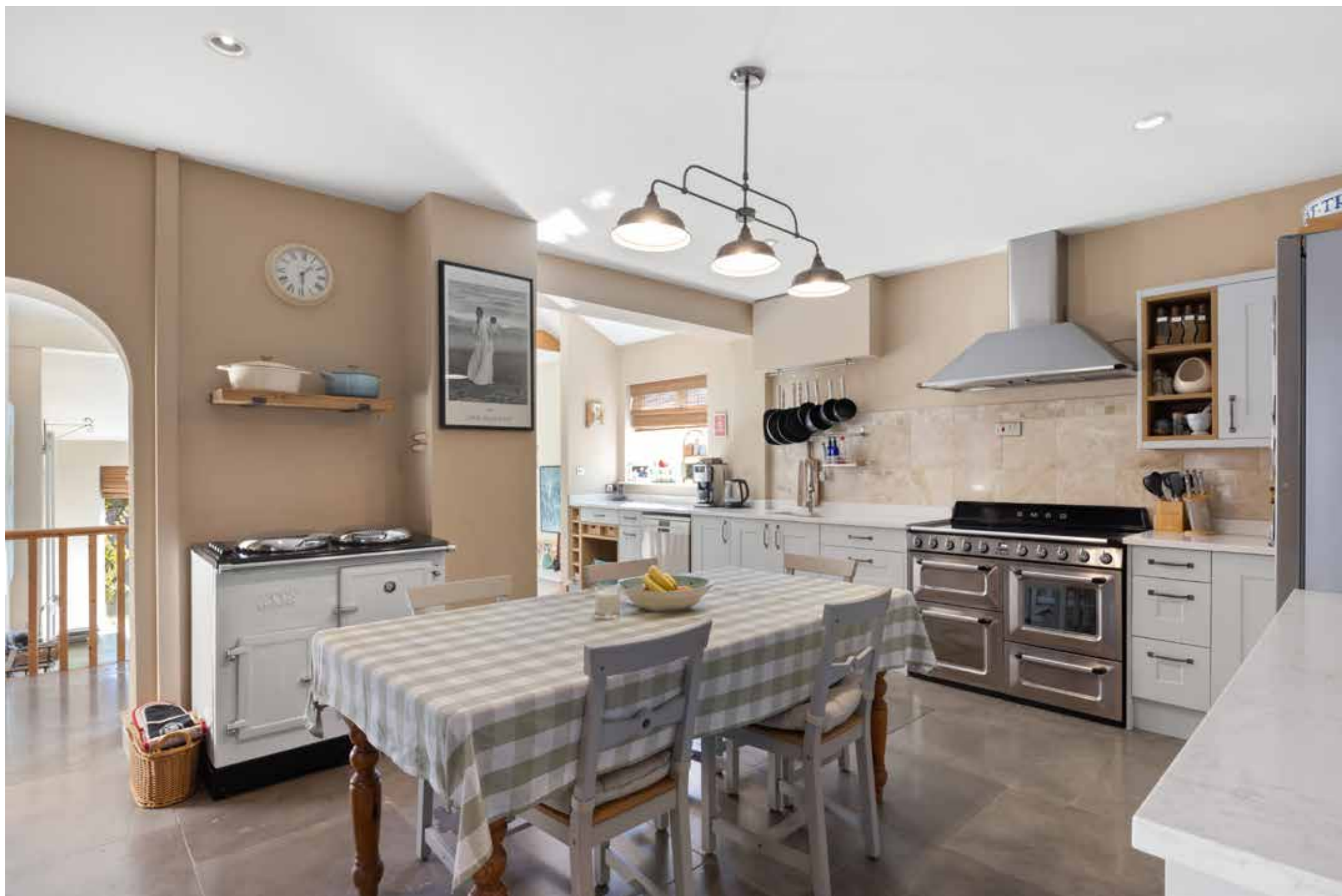
THE PROPERTY

The Coach House is a substantial detached family home occupying a private position within the sought-after village of The Leigh. The property offers generous and versatile accommodation, complemented by a self-contained annexe, a range of useful outbuildings and attractive mature gardens.

Approached via a traditional brick-paved courtyard, the property enjoys excellent privacy and an attractive setting. The accommodation is well balanced and ideally suited to modern family living, whilst offering flexibility for multi-generational occupation, home working or guest accommodation.









KITCHEN AND LIVING

A welcoming entrance hall leads to the principal reception rooms. The sitting room is a particularly impressive space, enjoying an abundance of natural light and direct access to the garden. A separate dining room provides an excellent setting for both formal and informal entertaining, whilst the kitchen/breakfast room forms the heart of the home and offers ample space for everyday family life. A useful boot room, cloakroom and ancillary storage complete the ground floor accommodation.

On the first floor, the substantial principal bedroom benefits from fitted wardrobes and access to a private balcony overlooking the gardens. There are three further bedrooms and a family bathroom. In addition, accessed via a pull down ladder, a substantial loft offers excellent storage and the potential to create further accommodation subject to the necessary approvals and consents.







ANNEXE

A particular feature of the property is the charming self-contained annexe, providing an open-plan reception, kitchen and dining area on the ground floor, together with a shower room and a first-floor bedroom.

The annexe is ideal for multi-generational living, visiting guests or those seeking a dedicated workspace separate from the main house.







GARDEN

Outside, the gardens are predominantly laid to lawn with mature treeline boundaries, established planting and a number of seating areas. Adjoining the house is a terrace providing an attractive space for outdoor dining and entertaining.

Set around the pretty brick paved courtyard at the front of the house, there are a number of outbuildings that further enhance the property's versatility. These include the annex, a double carport, a gym and further stores all of which provide excellent storage and space for a variety of hobbies and lifestyle requirements.







Approx. gross internal area 2736 Sq Ft. / 254.2 Sq M.
 Approx. gross internal area 3301 Sq Ft. / 306.7 Sq M. Inc. Annexe
 Approx. gross internal area 4067 Sq Ft. / 377.8 Sq M. Inc. Outbuildings



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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