



Distel Close, Wymans Brook, GL50 4SN

Guide Price £350,000





## Distel Close

Wymans Brook, GL50 4SN

Distel Close is a well-positioned and highly versatile family home, enjoying a peaceful setting with a leafy, tree-lined walkway and brook to the front. Offering flexible accommodation including a potential ground floor bedroom with adjoining shower room, generous living spaces and a garden designed for entertaining, this is a home well suited to modern family life.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Link Detached Family Home
- Flexible Accommodation
- Shower Room and Family Bathroom
- Conservatory Opening To Rear Garden
- Rear Garden With Covered Pergola And Hot Tub
- Attractive Tree Lined Setting To The Front





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**Entrance Hall:** A welcoming entrance with staircase rising to the first floor and access to the principal ground floor rooms.

**Sitting Room:** A bright and comfortable reception room overlooking the attractive green frontage. A recessed fireplace with wood-burning stove creates a cosy focal point, complemented by feature shelving and wood-effect flooring. Double doors open into the kitchen/dining room, allowing for either open-plan living or separation when desired.

**Kitchen/Dining Room:** A sociable and well-appointed space fitted with contemporary high-gloss cabinetry, wood-effect worktops and tiled splashbacks. Integrated slimline dishwasher, oven, gas hob and extractor above, with space for freestanding appliances. A rear aspect window overlooks the garden and there is ample room for a family dining table. Double doors lead into the conservatory, naturally extending the living space.

**Conservatory:** A useful additional reception area with tile effect flooring and glazed surround, enjoying direct access onto the patio — ideal as a garden room, playroom or informal sitting space.

**Family Room / Bedroom Four:** A particularly versatile ground floor room currently arranged as a home office. Positioned alongside the shower room, it lends itself perfectly to use as a fourth bedroom, guest suite or multi-generational living space.

**Shower Room:** Modern and well-presented, fitted with a corner shower enclosure, contemporary tiling, WC and wall-mounted basin. Conveniently accessed from the family room, creating an ensuite-style arrangement if required.

**Study:** A practical additional workspace with rear aspect window and external door, currently utilised as a workshop but equally suited to home working or hobbies.

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

**Bedroom One:** A spacious double bedroom enjoying a pleasant front outlook and benefitting from full-width mirrored sliding wardrobes providing excellent storage.

**Bedroom Two:** A generous double bedroom positioned to the rear with views over the garden, well-proportioned and tastefully presented.

**Bedroom Three:** A comfortable single bedroom overlooking the rear garden, currently arranged as a home office. The room benefits from a built-in storage cupboard positioned over the staircase, offering valuable additional storage.

**Family Bathroom:** Fitted with a modern white suite comprising bath with glazed shower screen, contemporary vanity unit with storage, WC and neutral stone-style tiling. An obscured window provides natural light.

**Outside:** The property enjoys an attractive frontage with a gravelled garden enclosed by low-level picket fencing and a delightful tree-lined walkway with brook running alongside.

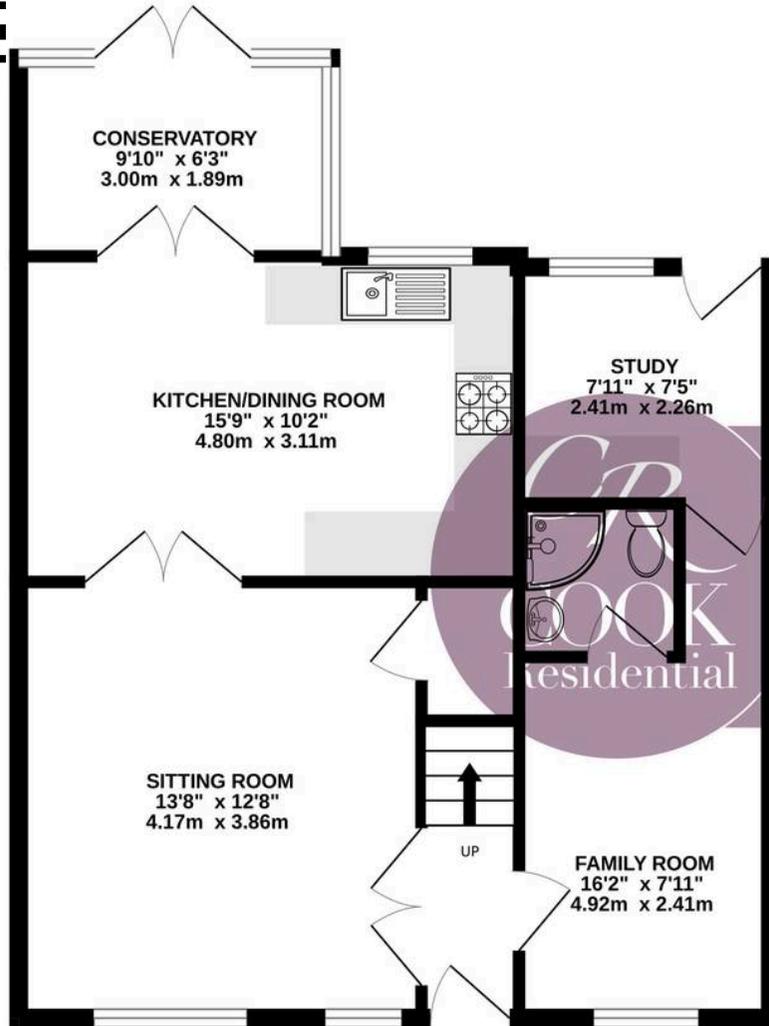
To the rear, the enclosed garden has been arranged for both relaxation and entertaining, with a patio seating area directly off the house, lawn section and a covered pergola structure. The hot tub, which is included in the sale, is positioned beneath the pergola, which also benefits from power — allowing for year-round enjoyment. Additional hardstanding and storage space enhance the practicality of the garden. A rear gate provides direct access to easy on-road parking behind the property.

**Location:** Wymans Brook is a popular residential area on the northern side of Cheltenham, well regarded for its green spaces and established community feel. The property is conveniently positioned for local shops, schooling and transport links, with the town centre and wider amenities easily accessible.

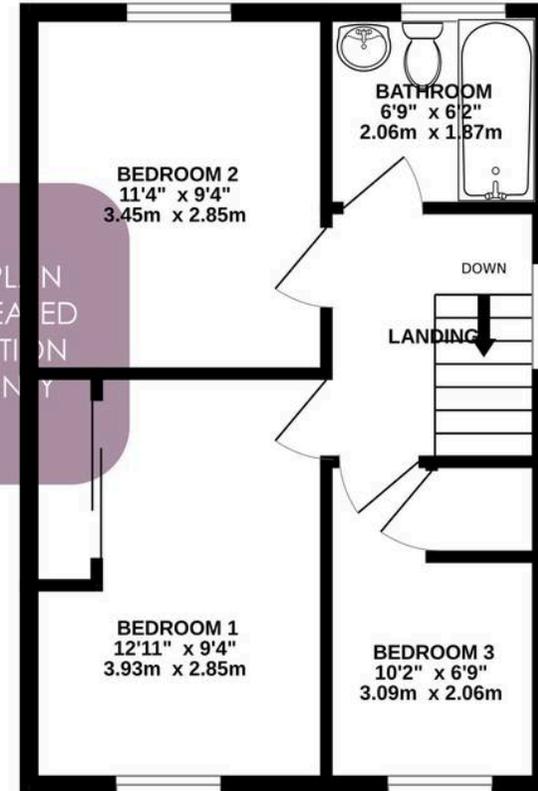
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GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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