



THE COACH HOUSE, MARSTON ROAD

GL52 3JQ



CHARACTER & CONVENIENCE

A charming residence offering versatile accommodation and delightful gardens.



Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide price: £695,000



THE COACH HOUSE

The Coach House is a charming and individual four-bedroom home, tucked away in a peaceful no-through road in a highly desirable Cheltenham location. With Pittville Park just around the corner and the town centre within easy walking distance, the property offers a rare combination of a quiet and private setting with the many amenities of Cheltenham close at hand.

The house provides spacious, well-balanced accommodation perfectly suited to modern family living. At the heart of the property is a spacious kitchen and breakfast room, ideal for both everyday life and informal entertaining, complemented by a generous reception room and separate dining room, providing plenty of space for entertaining family and friends.





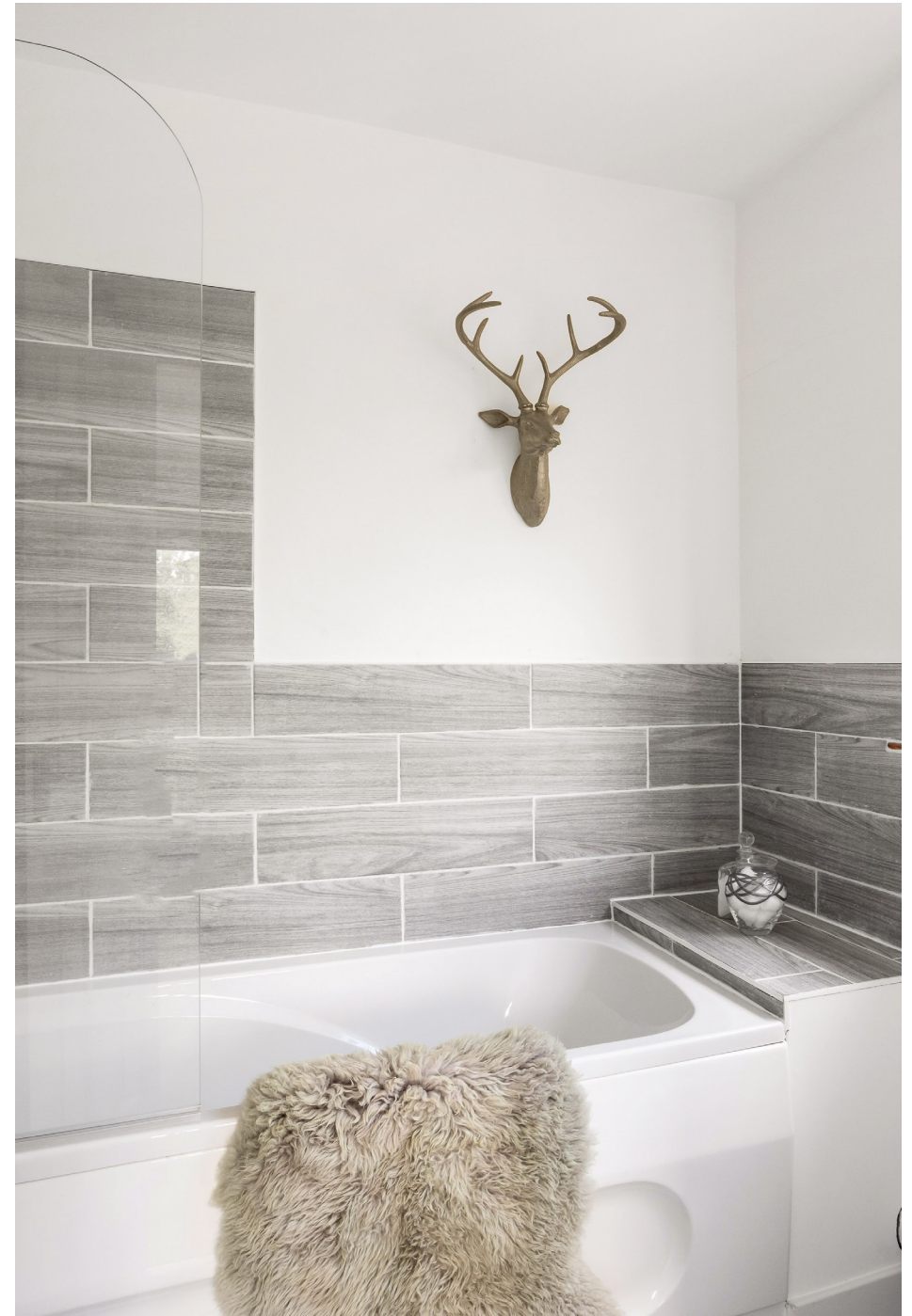




BEDROOMS AND BATHROOMS

Four well proportioned bedrooms are arranged across the first floor, creating comfortable and flexible accommodation. The generous principal bedroom benefits from an en-suite bathroom with shower .

The remaining three bedrooms are served by a generously proportioned shower room, thoughtfully appointed to serve the first floor accommodation.







A SECLUDED TOWN RESIDENCE

A particular feature of The Coach House is its attractive and secluded rear garden. A substantial stone terrace extends from the house and offers excellent space for outdoor dining and entertaining. Beyond, the landscaped walled garden features mature planting, established hedging and thoughtfully designed borders, creating a private and peaceful setting with year-round interest.

The property also benefits from an attached and spacious integral garage and parking for up to three cars.

The location is a significant attraction. Despite its quiet, tucked-away position, The Coach House is exceptionally well placed for enjoying Cheltenham on foot. Pittville Park is just around the corner and the town centre, with its excellent range of shops, restaurants, cafés and cultural attractions, is within easy walking distance. Cheltenham is also renowned for its excellent schools and sporting facilities, making this a particularly appealing location for family life.





LOCATION

The Coach House sits in a fantastic location in this leafy residential area to the north of Cheltenham town centre. This district of Pittville is highly regarded and boasts many individual homes. It lies close to Pittville Park, the largest ornamental park in Cheltenham that features the Pump Rooms and lakes with walkways and bridges. Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques.

Commuter links to the M5 and rail connections to Bristol, Birmingham and London make the location equally practical.



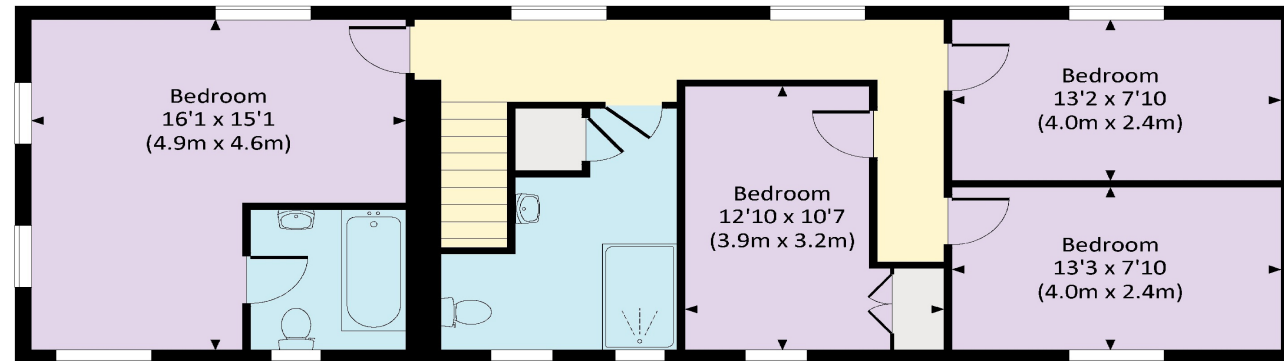




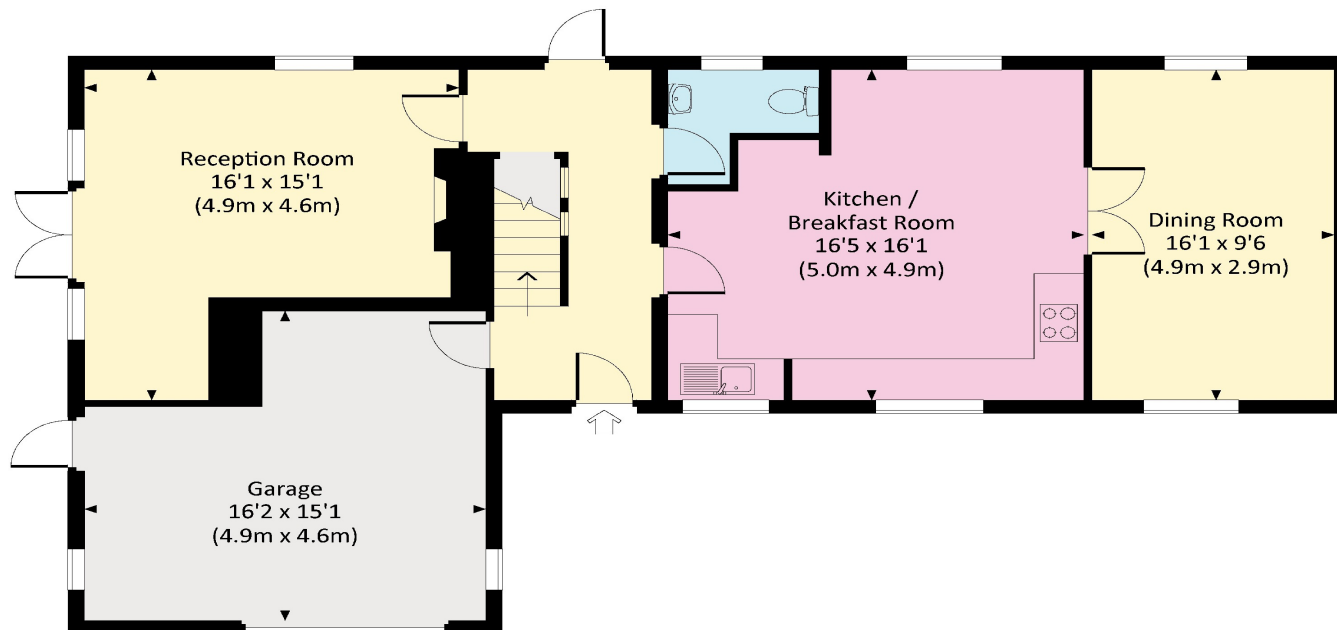
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Approx. gross internal area 1562 Sq Ft. / 145.1 Sq M.

Approx. gross internal area 1772 Sq Ft. / 164.6 Sq M. Inc. Garage



FIRST FLOOR



GROUND FLOOR

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)

We would be delighted
to tell you more.

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