

25 Coburn Gardens, Cheltenham, GL51 0GE

£1,150,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

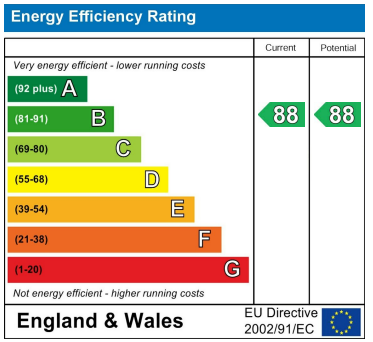
- Imposing detached family home
- Modernised throughout
- Generous plot with large rear garden and private forest area
- Close to local amenities
- Off road parking for multiple vehicles
- Self-contained two-bedroom annex
- EPC Rating - B88
- Council Tax Band - F

Sat on over a third of an acre, this striking detached residence offers an exceptional blend of generous living spaces, versatile accommodation, and outstanding outdoor grounds. Set on an extremely generous plot for the area, the property features a large rear garden and a private 'forest' area, providing a wonderful sense of space and seclusion.

The main house is arranged over two floors and boasts well-proportioned rooms with a practical and flowing layout. On the ground floor, a spacious living room connects seamlessly to the kitchen/diner, creating an ideal hub for both daily family life and entertaining. A separate office and study provide flexible work-from-home options, while a utility room, guest WC, and hallway complete the ground floor. The first floor offers multiple bedrooms, including a principal bedroom with dressing area, together with several bathrooms to ensure comfortable family living.

Complementing the main house is a separate bedroom with its own bathroom, perfect for guests, hobbies, or additional workspace. Additionally, there is a self-contained two-bedroom annex featuring a kitchen/living area and bathroom, offering superb flexibility for extended family, independent living, or potential income.

Outside, the expansive plot is a standout feature, with ample parking via the garage and driveway, a generous back garden ideal for relaxation and play, and the enchanting private forest area beyond. This rare combination of substantial family living, ancillary accommodation, and impressive grounds makes the property a truly outstanding opportunity.



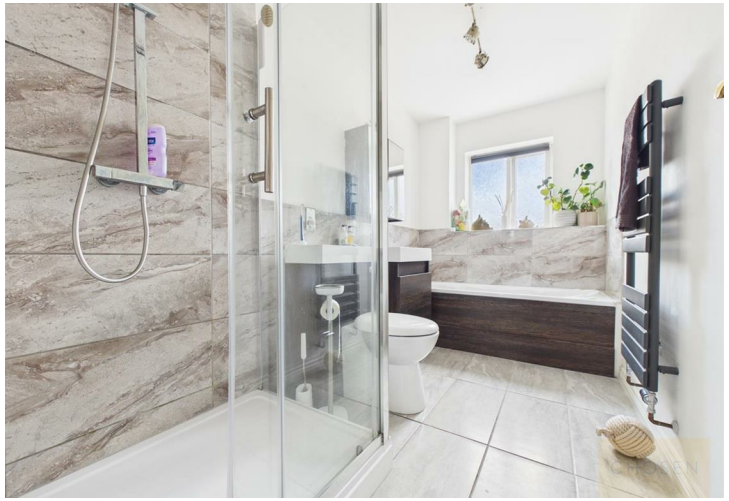
Agents Note

Freehold
EPC Rating: B88
Cheltenham Town Council Tax Band: F
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

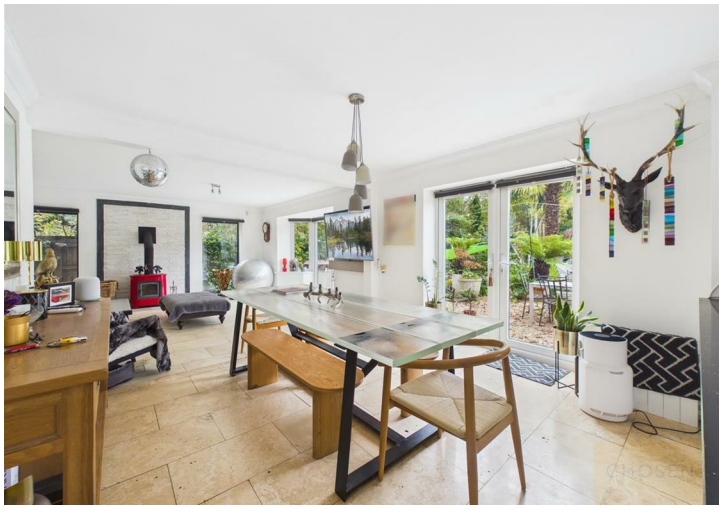
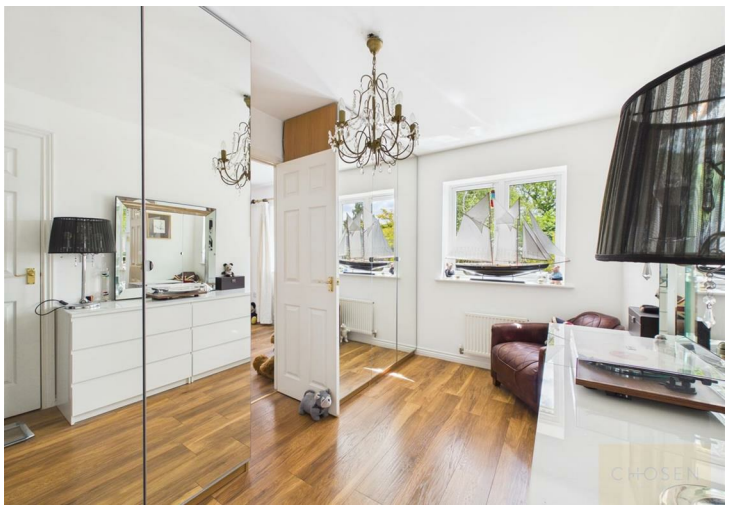
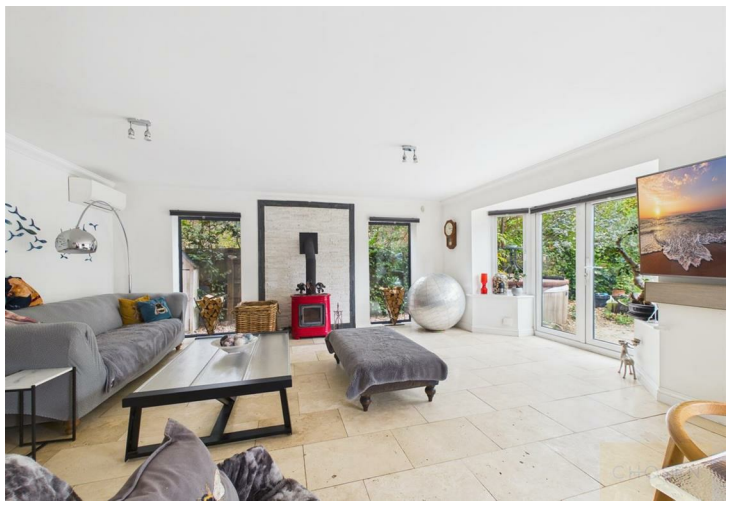
Flood Risk:
Very Low

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk









Floor 0



Floor 1

E S N W

Approximate total area(1)

2755 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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