



Colesbourne Road, Benhall, GL51 6DJ

In Excess of £400,000





Colesbourne Road

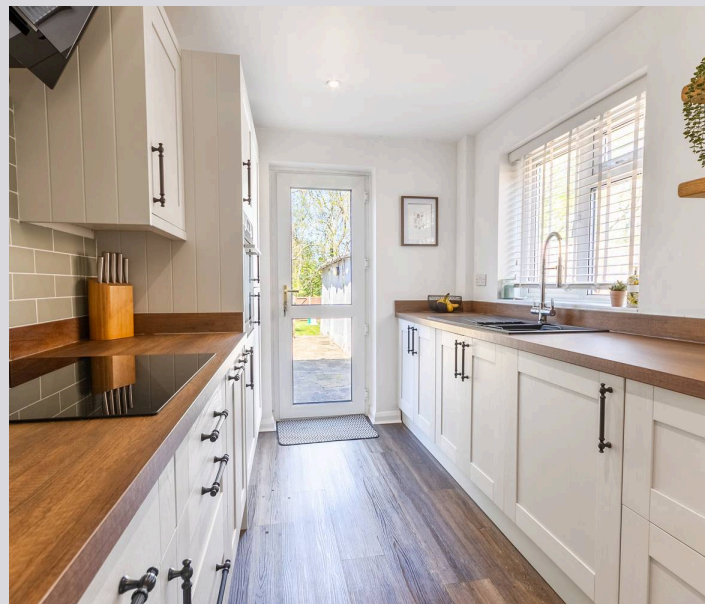
Benhall, GL51 6DJ

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedroom Semi-Detached Home
- Backing Directly Onto Benhall Park
- Two Reception Rooms
- Modern Kitchen With Direct Garden Access
- Generous Rear Garden With Garage Storage
- Driveway Parking





This well-presented three-bedroom semi-detached home offers a wonderful balance of light-filled living space, practical layout and a generous rear garden, backing directly onto the fantastic green space of Benhall Park, all set within a popular residential area.

Entrance Hall: A bright and welcoming entrance hall with a clean, modern finish, wood-effect flooring and stairs rising to the first floor. There is useful space for storage and access through to the principal ground floor rooms.

Sitting Room: Positioned to the front of the property, the sitting room is a beautifully presented space featuring a large window allowing for plenty of natural light. A central fireplace with a log burner creates a cosy focal point, making this an ideal room for relaxing.

Dining Room: Located to the rear and open to the sitting room, the dining room provides a fantastic space for entertaining, with sliding doors leading directly out to the garden and allowing for a seamless indoor-outdoor flow.

Kitchen: The kitchen is fitted with a range of stylish wall and base units, complemented by wooden effect work surfaces and tiled splashbacks. There is space for appliances and a door leading out to the rear garden, making it both practical and well-connected to the outside space.

Landing: The first-floor landing is bright and airy, providing access to all bedrooms and the family shower room.

Bedroom One: A generous double bedroom positioned to the front of the property, offering ample space for freestanding furniture and enjoying plenty of natural light.

Bedroom Two: A well-proportioned second double bedroom overlooking the rear garden, ideal for guests or family use.

Bedroom Three: A versatile third bedroom which could be used as a child's room, nursery or home office.

Shower Room: The family shower room is fitted with a modern suite comprising a walk-in shower, WC and wash hand basin, finished with contemporary tiling.

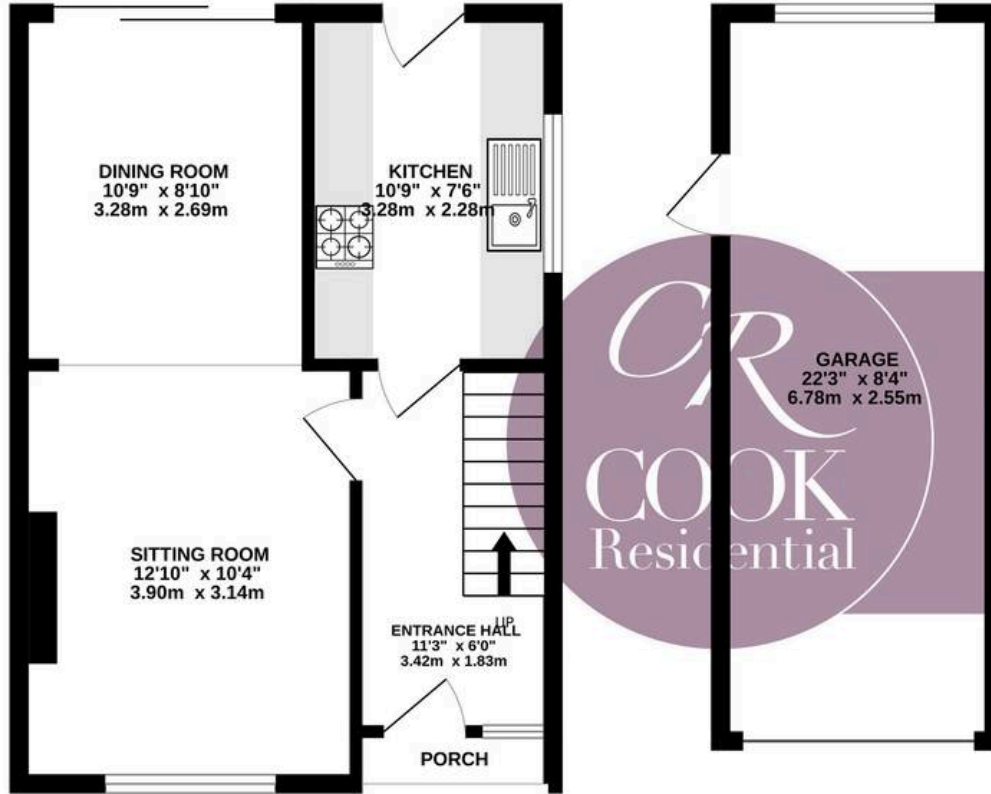
Outside: The rear garden is a particular highlight of the property, offering a substantial lawned area ideal for families, along with a patio space perfect for outdoor dining. To the rear sits the original garage, providing excellent storage or potential for further use, subject to the necessary consents. To the front, there is driveway parking for two vehicles.

Location: Situated in the popular Benhall area, the property enjoys convenient access to Cheltenham town centre, the train station and a range of local amenities. The property benefits from backing directly onto Benhall Park, providing a fantastic open green space ideal for families, dog walkers and outdoor enjoyment. It is also well positioned for local schooling, including Benhall Infant School and St Mark's Junior School, making it an excellent choice for families as well as commuters.

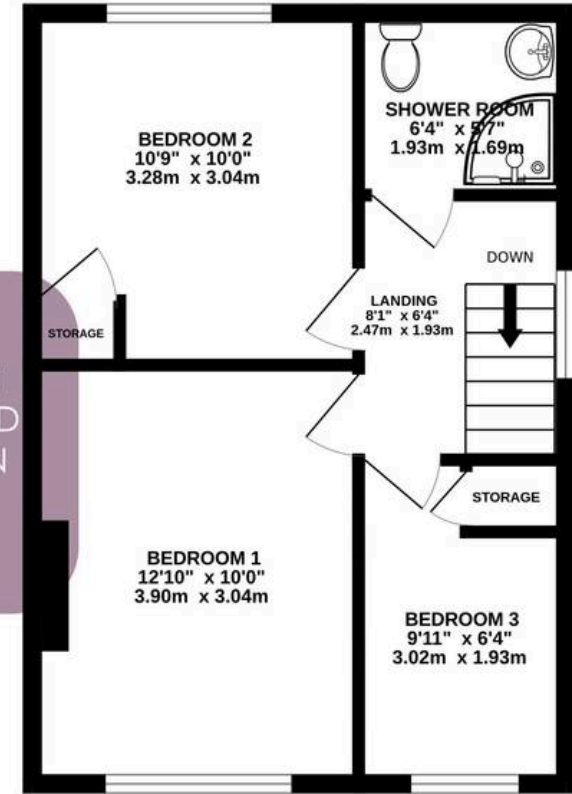
Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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.

Made with Metropix ©2026





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.