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21 College Drive

Guide Price £450,000





21 College Drive

Cheltenham, GL51 8NY

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Four Bedroom Home
- Open-Plan Kitchen/Dining Room
- Utility Room & Ground Floor WC
- Principal Bedroom With En-Suite
- Private Rear Garden With Patio Area
- Driveway Parking & Garage With Electricity





This beautifully presented modern family home offers spacious and well-balanced accommodation throughout, complemented by a private rear garden, detached garage, and driveway parking. Finished in a neutral and contemporary style, the property is ideal for growing families or those seeking a turnkey home in a well-regarded residential setting.

Entrance Hall: A bright and welcoming entrance hall with staircase rising to the first floor, access to the ground floor WC, and a large built-in storage cupboard neatly positioned beneath the stairs, providing excellent everyday storage for coats, shoes, and household items.

Kitchen/Dining Room: A spacious open-plan kitchen and dining space, perfect for both everyday family life and entertaining. The kitchen is fitted with a range of modern wall and base units with ample worktop space, integrated hob with extractor over, and generous storage throughout. A breakfast bar subtly separates the kitchen from the dining area, creating a sociable flow between the spaces. The dining area comfortably accommodates a large family dining table and benefits from dual aspect windows allowing plenty of natural light into the room.

Utility Room: Positioned just off the kitchen, the utility room provides additional storage and worktop space, along with plumbing and space for laundry appliances, helping to keep the main kitchen area clutter free.

WC: Conveniently located on the ground floor, fitted with a wash hand basin and WC.

Sitting Room: A generous and comfortable sitting room positioned to the left side of the property, enjoying French doors opening directly onto the garden and allowing natural light to flood the space. There is ample room for substantial seating, making this an ideal family living area with a seamless connection to the outside space.

Landing: Providing access to all first-floor accommodation and the family bathroom. The landing has additional storage, housing the hot water tank.

Bedroom One: A spacious principal bedroom with fitted sliding wardrobes providing excellent storage. The room enjoys a bright and airy feel and comfortably accommodates a double bed and additional furniture. This room also benefits from an en-suite shower room.

En-Suite: Fitted with a modern suite comprising shower enclosure, WC, wash hand basin, and heated towel rail.

Bedroom Two: A well-proportioned double bedroom with plenty of space for bedroom furniture, ideal as a children's room, guest room, or additional principal bedroom.

Bedroom Three: Another well-sized bedroom enjoying a pleasant outlook and suitable for a variety of uses including nursery, bedroom, or home office.

Bedroom Four: A fourth bedroom offering flexibility for growing families, guest accommodation, or a dedicated study depending on individual requirements.

Bathroom: Located on the first floor, fitted with a bath, WC, and wash hand basin, serving the remaining bedrooms.

Garden: The rear garden is mainly laid to lawn with a patio seating area directly accessed from the sitting room, creating an ideal space for outdoor dining and entertaining. The garden is enclosed by fencing and brick walling, offering a private and manageable outdoor space.

Parking & Garage: The property benefits from driveway parking with access to a detached garage fitted with electricity, providing secure parking, additional storage, or potential workshop space.

Additional Details:

Tenure: Freehold

EPC Rating: B

Council Tax Band: E – Cheltenham Borough Council

Estate Charge: £230 per annum

Location: Situated within a modern residential development, the property enjoys convenient access to Cheltenham town centre, nearby schools, parks, and excellent transport links. Cheltenham is renowned for its Regency architecture, excellent shopping and dining options, highly regarded schools, and famous festivals throughout the year, making it a highly desirable place to live. Local amenities include Waitrose and Tesco within 15 minutes walking distance. Cheltenham Spa railway station is a 30 minute walk.

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
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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