



Colebrook House

Gloucester Road, Andoversford, GL54 4HR

Guide Price £525,000





## Gloucester Road

Andoversford, GL54 4HR

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Onward Chain
- Three Double Bedrooms
- Detached Architect Designed Modern Home
- Open-Plan Kitchen/Dining Room
- Detached Garage With Electrics
- Driveway Parking For Up To Four Vehicles







A beautifully presented and thoughtfully designed detached home, constructed in 2021 and offering stylish, energy-efficient accommodation throughout. Set slightly back from the road and approached via a gate and pathway leading to the front door, the property enjoys a peaceful and tucked-away feel from the outset. This impressive home combines contemporary finishes with a warm and inviting atmosphere, featuring an open-plan layout, landscaped rear garden, detached garage, and driveway parking for up to four vehicles. With bright and airy interiors, a seamless flow between living spaces, and no onward chain, this is a wonderful opportunity to acquire a modern home ready to move straight into.

**Porch:** A welcoming entrance porch provides a practical introduction to the home before opening into the main living accommodation.

**Sitting Room:** A wonderfully bright and inviting reception room positioned to the front of the property, offering an excellent balance between open-plan living and cosy comfort. The staircase rises from the sitting room, creating a natural flow through the home and up to the first floor, while the open access through to the kitchen/dining room enhances the sense of space and connectivity. Soft neutral décor continues throughout, helping the home feel cohesive, airy, and contemporary.

**Kitchen/Dining Room:** An impressive open-plan kitchen and dining space stretching across the rear of the property and designed perfectly for modern living and entertaining. The kitchen features a stylish central island with breakfast seating, contemporary cabinetry, integrated appliances, and generous preparation space. Double doors open directly onto the rear garden, allowing natural light to flood the room while creating an effortless indoor-outdoor connection during the warmer months. There is ample room for dining and socialising, making this very much the heart of the home.

**Utility Room:** Located off the kitchen, the utility room provides additional storage and worktop space, along with space and plumbing for laundry appliances. Finished to complement the kitchen, the room also helps to keep the main living space beautifully uncluttered.

**Cloakroom:** Accessed via the utility room, the cloakroom is stylishly presented with contemporary tiling and fitting and also benefits from a useful butler sink.

**Landing:** The first-floor landing provides access to all three bedrooms and the family bathroom.

**Bedroom One:** A spacious principal bedroom enjoying a calm and elegant feel, complete with fitted wardrobes incorporating a built-in dressing table, additional fitted storage, en-suite shower room, and space for further bedroom furniture. The room benefits from excellent natural light from the skylight and a contemporary finish throughout.

**En-Suite:** A modern en-suite shower room fitted with a walk-in shower, wash hand basin with storage beneath, WC, heated towel rail, and sleek tiling throughout.

**Bedroom Two:** A well-proportioned double bedroom overlooking the front aspect, benefitting from fitted mirrored wardrobes and a useful shelving area to the side, creating both practical storage and display space. The room offers bright and comfortable accommodation ideal for guests, family members, or flexible use as a home office if required.

**Bedroom Three:** A bright and well-proportioned bedroom enjoying pleasant views over the rear garden and excellent natural light, offering versatile accommodation ideal as a further double bedroom, nursery, dressing room, or home office space.

**Bathroom:** The family bathroom has been beautifully finished with contemporary tiling and fittings, comprising a bath with shower over, wash hand basin with vanity storage, WC, and skylight allowing additional natural light into the room.

**Garden:** The private rear garden has been thoughtfully landscaped to create a peaceful and attractive outdoor space. A generous paved terrace sits immediately outside the kitchen/dining room, ideal for outdoor dining and entertaining, while the shaped lawn, stepping-stone pathway, and well-stocked planted borders provide colour and maturity throughout the garden. Additional seating areas create excellent versatility and allow the garden to be enjoyed throughout the day.

**Garage & Parking:** To the rear of the property is a detached garage fitted with electrics and offering space for a vehicle as well as additional storage. In front of the garage is a substantial gravel driveway providing off-road parking for up to four vehicles.

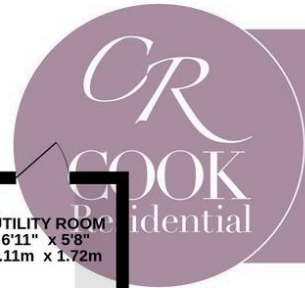
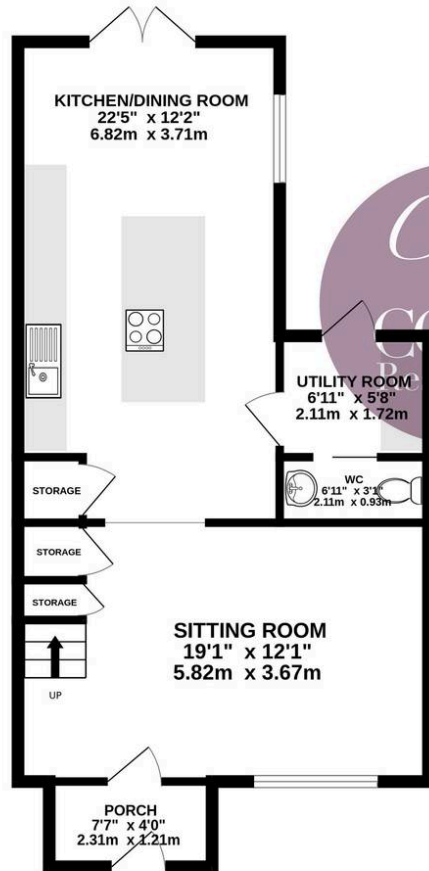
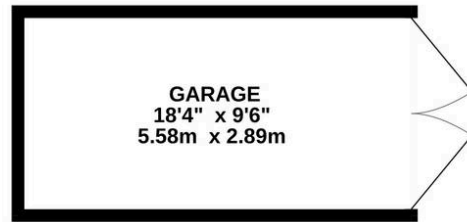
**Location:** Situated within a desirable village setting, the property enjoys a wonderful balance of countryside surroundings and everyday convenience. The village itself benefits from a well-regarded primary school, village shop, post office, and two popular public houses, all contributing to the strong sense of community the area is known for. Scenic walks, nearby towns, and excellent commuter routes are also within easy reach, making the location particularly appealing for families and professionals seeking modern living within an attractive semi-rural setting.

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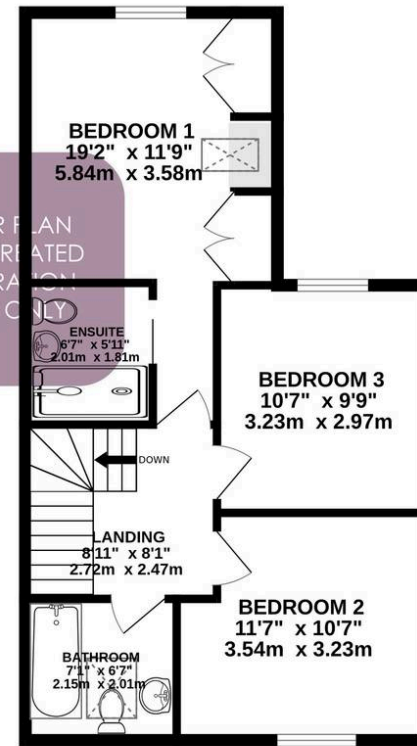


GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR ILLUSTRATION  
PURPOSES ONLY



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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