



Rosehill Street, Cheltenham, GL52 6SJ

£375,000



## Rosehill Street

Cheltenham, GL52 6SJ

A beautifully presented Edwardian two bedroom, red brick, terraced home full of character and charm, with a beautiful front garden, rear courtyard, and off-road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautiful Edwardian Red Brick Terraced Home
- Two Generous Double Bedrooms
- Stylishly Refitted Kitchen And Bathrooms
- Working Open Fireplace And Log Burner
- Private Parking Accessed Via Coltham Fields
- Ideally Located Between Charlton Kings And The Town Centre





A beautifully presented Edwardian red brick terraced home, ideally positioned between Charlton Kings and Cheltenham town centre. Full of character and charm, the property has been thoughtfully improved by the current owners, blending attractive period features with stylish contemporary finishes throughout. Offering generous accommodation across three floors, the home further benefits from a beautifully maintained front garden, rear courtyard garden and private off-road parking accessed via Coltham Fields.

**Porch:** An enclosed entrance porch leading into the main house.

**Entrance Hall:** A welcoming entrance hall with stairs rising to the first floor and access into the sitting room.

**Sitting Room:** A cosy yet elegant reception room positioned to the front of the property, featuring exposed wooden floorboards, a working open fireplace with attractive tiled detailing, fitted shelving and a large window overlooking the front garden.

**Dining Room:** Situated centrally within the home, the dining room offers an excellent entertaining space with exposed wooden flooring and a charming log burner set within an exposed brick fireplace, creating a wonderful focal point. The room also benefits from useful understairs storage, built-in shelving and cupboards, while a door leads through to the staircase descending to the basement. The dining room also flows seamlessly through to the kitchen.

**Kitchen:** A stylish galley kitchen fitted with contemporary navy shaker-style units complemented by solid wood worktops, recessed lighting and patterned tiled flooring. The kitchen offers excellent storage, space for appliances and a bright modern finish throughout.

**Shower Room:** Recently modernised, the ground floor shower room features a large walk-in shower with glass screen, contemporary sanitaryware, heated towel rail, patterned tiled flooring and space with plumbing for a washing machine.

**Office/Occasional Bedroom:** A versatile room featuring exposed ceiling beams, recessed lighting and herringbone-style flooring. Currently utilised as an additional bedroom and hobby space, the room offers excellent flexibility for a variety of uses including a home office, gym, studio or storage area subject to requirements.

**Bedroom One:** A spacious double bedroom positioned to the rear of the property with painted wooden floorboards and plenty of natural light, benefitting from direct access through to the beautifully refitted ensuite bathroom.

**Ensuite:** Beautifully refitted in a contemporary style, the first-floor bathroom features a bath with wall-mounted brass fittings, walk-in rainfall shower, wall-hung WC, vanity unit with countertop basin, recessed shelving and stylish green and white tiling throughout.

**Bedroom Two:** Another generous double bedroom positioned to the front of the property, featuring dual windows allowing an abundance of natural light and a useful built-in storage cupboard over the staircase, offering flexibility as a guest room, home office or additional reception space.

**Outside:** The property enjoys a beautifully maintained long front garden with lawn, mature trees, flowering borders, gravelled sections and a charming seating area, creating a wonderful approach to the home and an ideal outdoor entertaining space. To the rear is a low-maintenance courtyard garden with gated access leading directly to a private parking area providing off-road parking for one vehicle, accessed via Coltham Fields.

**Additional Details:**

**Tenure:** Freehold

**Council Tax Band:** C

**Location:** Rosehill Street is perfectly positioned between Charlton Kings and Cheltenham town centre, offering easy access to a wide range of amenities including independent cafes, restaurants, boutiques and highly regarded schools. Sandford Park, Cheltenham General Hospital and the vibrant Bath Road are all within easy reach, while excellent transport links provide convenient access to surrounding areas and the A40.

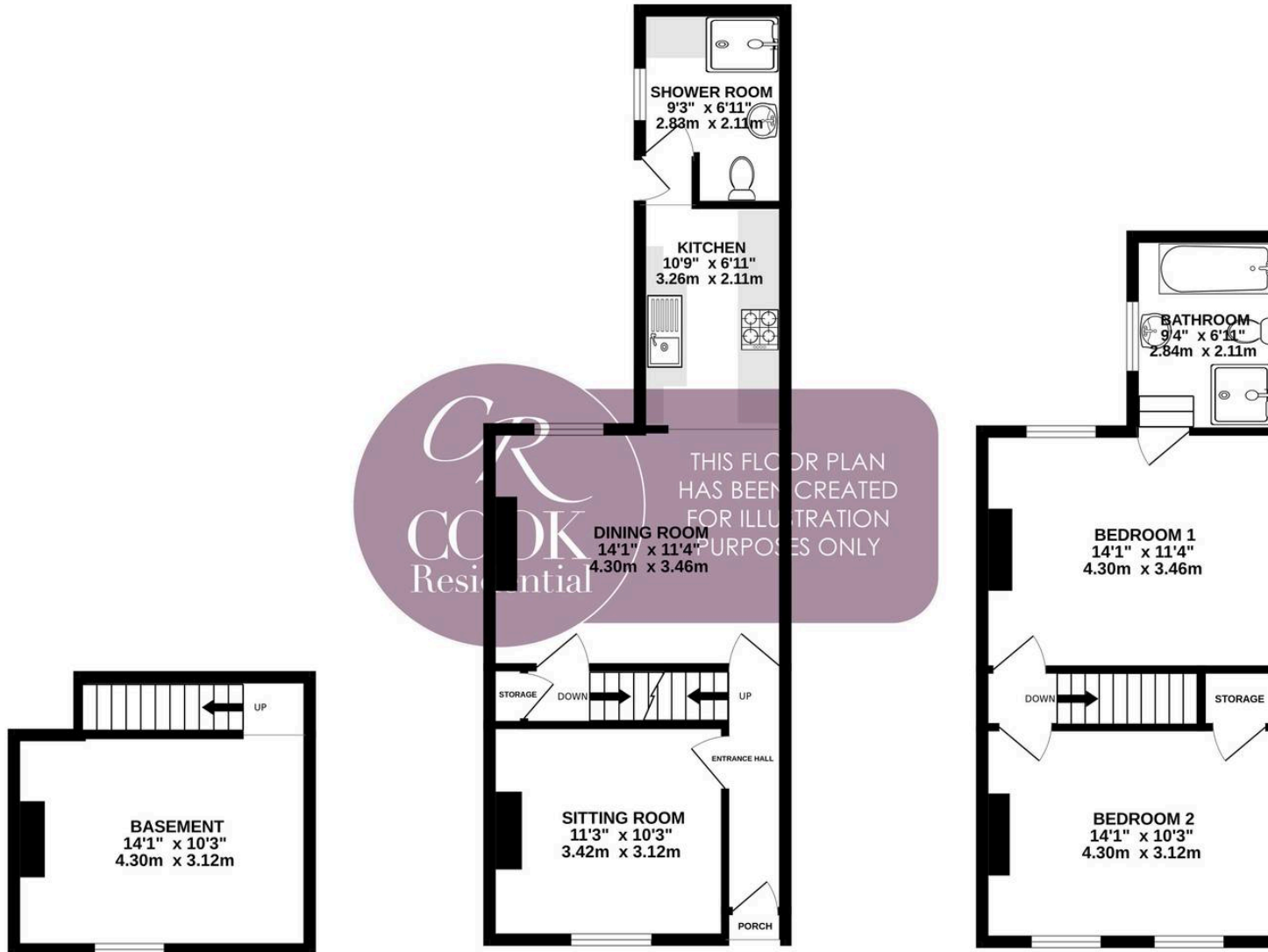
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**BASEMENT**  
170 sq.ft. (15.8 sq.m.) approx.

**GROUND FLOOR**  
473 sq.ft. (43.9 sq.m.) approx.

**1ST FLOOR**  
400 sq.ft. (37.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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

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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