



Tutor Court

In Excess of £375,000





## Tutor Court

Cheltenham, GL51 8PJ

A beautifully presented three-bedroom end-of-terrace townhouse, occupying an enviable corner position within a modern development and enjoying attractive views across open green space. No onward chain.

Council Tax band: D

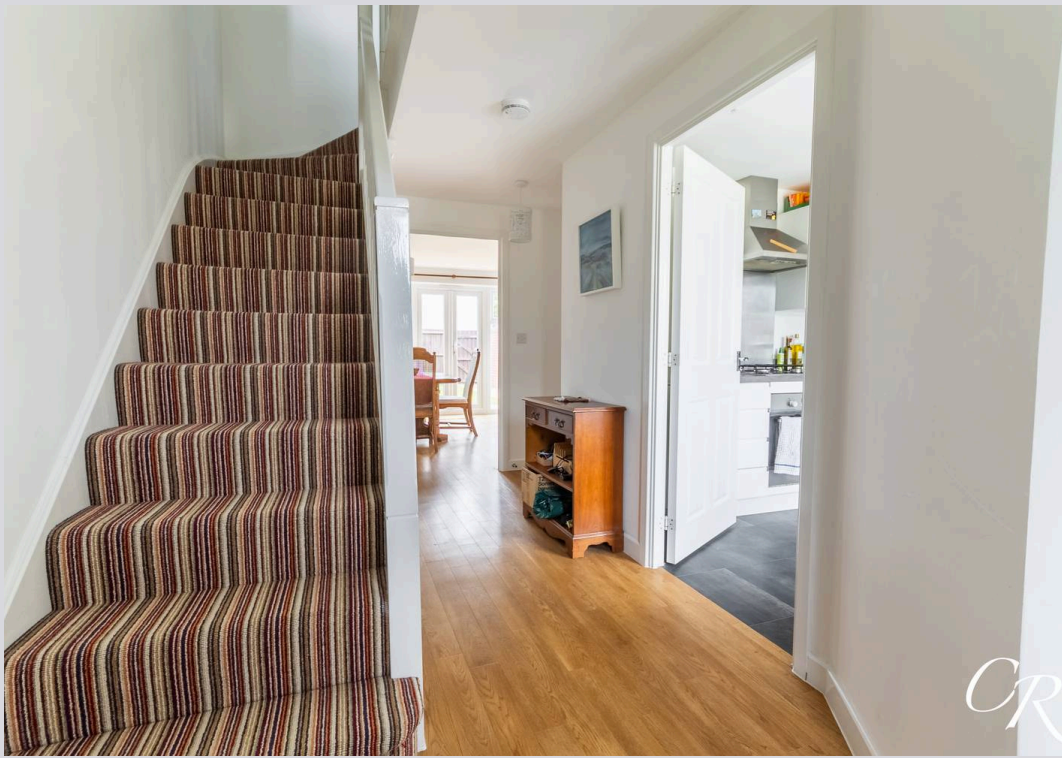
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- No Onward Chain
- Three Bedroom End-Terrace Townhouse
- Principal Bedroom Suite Occupying Entire Top Floor
- Garage With Power And EV Charging Point
- Driveway Parking Space For Two Vehicles
- Overlooking Green Space, Play Area And Distant Hillside Views





A beautifully presented three-bedroom end-of-terrace townhouse, occupying an enviable corner position within a modern development and enjoying attractive views across open green space, a children's play area, and towards distant hills beyond. Arranged over three floors and extending to approximately 1,150 sq. ft. (plus garage), the property offers well-balanced accommodation throughout, including a spacious sitting/dining room, a modern fitted kitchen, a generous principal bedroom suite occupying the entire top floor, an en-bloc garage with power and EV charger, driveway parking, and the significant benefit of no onward chain.

**Entrance Hall:** A welcoming entrance hall with wood-effect flooring, stairs rising to the first floor, useful under-stairs storage cupboard, and doors leading to the kitchen, cloakroom, and sitting/dining room.

**Cloakroom:** Fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback.

**Kitchen:** A contemporary fitted kitchen offering a range of matching wall and base units with complementary work surfaces. Integrated appliances include an oven, gas hob, and extractor hood, fridge/freezer, alongside space for additional appliances. A front-facing window provides looks out towards the park and hills, bringing in natural light to creating a bright and practical space for everyday cooking.

**Sitting/Dining Room:** Occupying the rear of the property, this spacious reception room provides ample space for both living and dining areas. French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living and making the room ideal for entertaining. A useful recess currently provides space for a home working area.

**First Floor Landing:** A generous landing providing access to two bedrooms, the family bathroom, and the staircase rising to the principal bedroom suite.

**Bedroom Two:** A substantial double bedroom enjoying a pleasant outlook over the rear garden, and benefiting from an extensive range of fitted wardrobes providing excellent storage.

**Bedroom Three:** A comfortable third bedroom with dual aspects is currently utilised as a home office, offering flexibility for a variety of uses including guest accommodation, nursery, or study.

**Family Bathroom:** Fitted with a modern white suite comprising a panelled bath with shower and glazed screen over, wash hand basin, and low-level WC. Attractive tiled surrounds complete the room.

**Second Floor Landing:** Opening directly into the principal bedroom suite and creating a wonderful sense of space and privacy.

**Bedroom One:** Occupying the entire second floor, the principal bedroom is an impressive and generously proportioned room with fitted mirrored wardrobes, additional eaves storage, rooflight window, and pleasant elevated views towards surrounding greenery and hills beyond. This superb space also benefits from an en-suite shower room.

**En-Suite:** Fitted with a shower enclosure, wash hand basin, and low-level WC, complemented by contemporary tiling and a rooflight window providing natural light.

**Rear Garden:** The rear garden is enclosed and designed for ease of maintenance, being predominantly laid to lawn with a paved seating terrace adjoining the property. Well-stocked borders provide colour and interest, whilst gated rear access offers convenient access to the garage and parking area.

**Garage & Parking:** The property benefits from an en-bloc garage fitted with power and an EV charging point, together with two driveway parking spaces directly in front of the garage.

**Additional Details:**

**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** B

**Communal Estate Charge:** Approximately £230 per annum

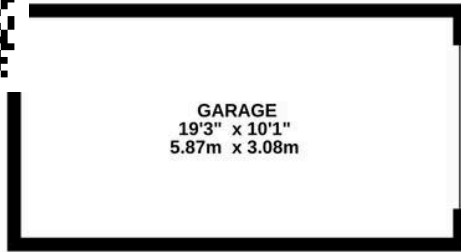
**NHBC Warranty:** Approximately One year left

**Location:** Tutor Court forms part of a modern residential development on the outskirts of Cheltenham, conveniently positioned for access to local amenities, supermarkets, schools, leisure facilities, and transport links. The property enjoys a particularly attractive position overlooking open green space and a children's play area, creating a pleasant outlook rarely found within modern developments. Cheltenham town centre is easily accessible and offers an excellent range of shopping, dining, cultural, and recreational facilities, whilst the nearby road network provides convenient access towards Gloucester, Tewkesbury, and the M5 motorway.

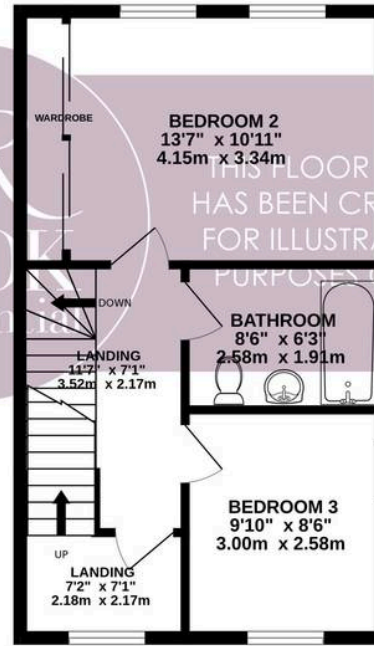
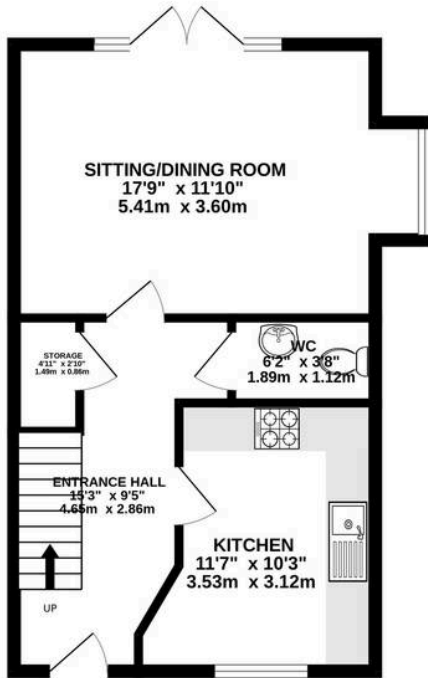
**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.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



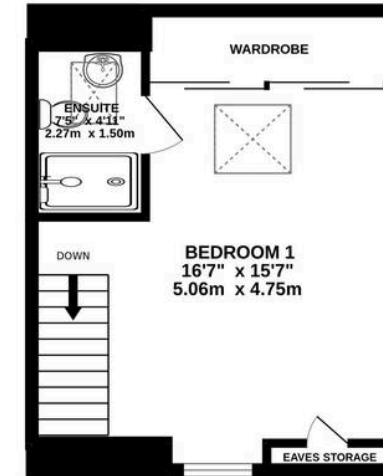
GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



APPROXIMATE AREA EXCLUDING GARAGE = 1187 SQ FT / 110.3 SQ M

TOTAL FLOOR AREA : 1381sq.ft. (128.3 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





*CR*

## 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)

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.