



THE COACH HOUSE

10 Oxford Passage, Cheltenham, GL50 4DL

KEtm
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EVANS

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A delightful and fully refurbished two bedroom Coach House, tucked away in a lovely central location along a quiet lane made up of character homes.

DESCRIPTION

A delightful, period Coach House forming part of an attractive street scene of individual properties on a quiet road in the heart of Cheltenham's town centre. Having been comprehensively renovated, it is contemporary in style yet there are nods to its original structure and era, with a characterful feel throughout the two floors of immaculate accommodation.

The ground floor is based on a light and spacious reception area with wooden floors and sash hung windows to the front. The living space is open plan in style and adjacent to the dining area is a high quality, newly fitted kitchen with a good range of modern units and ample space for a dining table. There is a cloakroom on this floor.

On the first floor are two double bedrooms served by a smartly appointed bathroom off the landing.

SITUATION

This pocket of Cheltenham is a lovely spot and offers all the convenience a perspective owner could wish for in a town lifestyle. Whilst particularly central, Oxford Passage itself is a quiet lane with little vehicle or foot traffic

making it a more peaceful part of town. The shops, cafes, and restaurants in the Promenade are just a stroll away, so the property benefits from being very much on the doorstep of all that Cheltenham has to offer including the vast array of festivals held each year in Montpellier Gardens and Imperial Gardens. As with any of the best central locations, communications are excellent with easy access to the M5 corridor, M50, A40 Oxford to London Road and A417 Swindon. Regular trains from Cheltenham Spa are within walking distance.

SERVICES

All mains services are connected

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626



Approximate Gross Internal Area
1086 sq ft - 99.05 sq m



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

(Dimensions scaled from architect drawings and are approximate only)
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
size and location, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.
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AWAITING EPC

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