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Coln Gardens, Andoversford, GL54 4NB

Guide Price £350,000



Coln Gardens

Andoversford, GL54 4NB

Well-presented 3-bed townhouse in Andoversford with spacious garden, parking for 2, solar water heating, ensuite, modern kitchen, and good storage. Quiet cul-de-sac near Cheltenham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three-bedroom townhouse arranged over three floors
- Quiet cul-de-sac location with driveway parking for two vehicles
- One of the largest gardens on the estate with patio and rear access
- Solar-powered water heating and heated towel rails to bathrooms
- Excellent storage including fitted wardrobes, eaves storage, loft, and under-stairs drawers
- Popular village setting with easy access to Cheltenham and the Cotswolds



Set within a quiet cul-de-sac on a popular Cotswold stone development, this well-presented three-bedroom townhouse is arranged over three floors and offers thoughtfully balanced accommodation, generous storage throughout, and a particularly good-sized rear garden — one of the largest on the estate. The property further benefits from off-road parking for two vehicles and solar-powered water heating, helping to reduce running costs.

Entrance Hall: A welcoming hallway with stairs rising to the first floor and access to the principal ground floor accommodation. Practical storage is provided via under-stairs drawers.

Kitchen: Positioned to the front of the property, the kitchen is fitted with a modern range of high-gloss wall and base units with complementary work surfaces. Integrated appliances include a double oven and electric hob with stainless steel extractor over, with additional space for a washing machine and tumble dryer. Recessed ceiling lighting, wood-effect flooring, and a front-facing window complete the space.

Sitting / Dining Room: Located at the rear of the property, this bright and well-proportioned room offers clearly defined areas for both seating and dining. French doors open directly onto the rear garden, allowing excellent natural light and providing a seamless connection to the outside.

Cloakroom: Fitted with a WC and wash hand basin.

First Floor Landing: With a built-in cupboard housing the boiler and access to two bedrooms and the family bathroom.

Bedroom Two: A generous double bedroom featuring fitted wardrobes, providing excellent storage.

Bedroom Three: A further well-proportioned bedroom, ideal for use as a guest room.

Family Bathroom: Fitted with a modern suite comprising a bath with shower over, WC, and wash hand basin, complemented by a heated towel rail.

Second Floor Landing: With access to additional eaves storage and the principal bedroom suite.

Bedroom One: Occupying the entire top floor, this spacious main bedroom benefits from fitted wardrobes, eaves storage, and a pleasant outlook, creating a private and comfortable retreat.

Ensuite Shower Room: Comprising a shower enclosure, WC, and wash hand basin, with a heated towel rail and rooflight providing natural light.

Outside: To the front of the property is a private driveway providing off-road parking for two vehicles. To the rear is a notably good-sized garden, laid mainly to lawn and considered one of the largest on the development. A rear patio area enjoys evening sun during the summer months, making it ideal for outdoor seating and entertaining. The garden also benefits from rear pedestrian access and an external tap, ideal for washing dogs, bikes, or gardening equipment.

Additional Information:

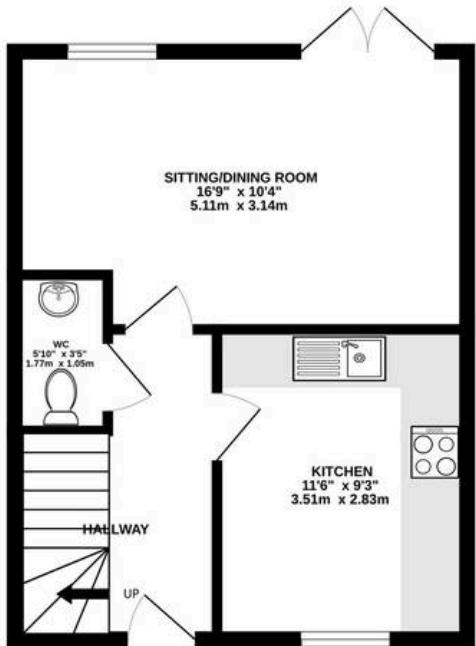
- **Tenure:** Freehold
- **Council Tax Band:** C
- **Estate Charge:** Approx. £250 per annum
- Solar-powered water heating system

Location: Coln Gardens is a small residential cul-de-sac within the well-regarded village of Andoversford, offering a strong sense of community along with local amenities and primary schooling. The village is well placed for access to Cheltenham, Bourton-on-the-Water, and Stow-on-the-Wold, while enjoying the surrounding countryside of the Cotswolds. The nearby A40 provides straightforward road links towards Cheltenham, Oxford, and beyond.

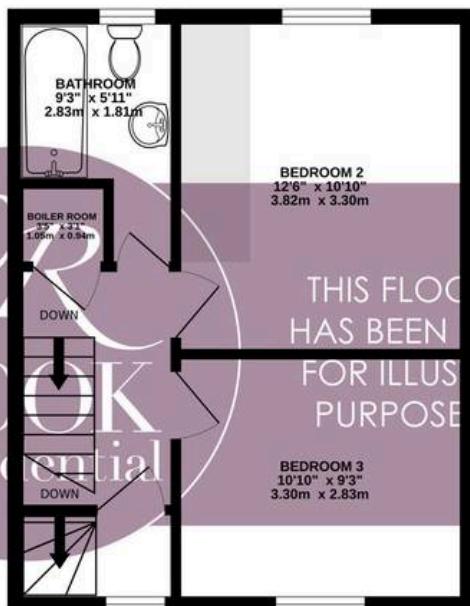
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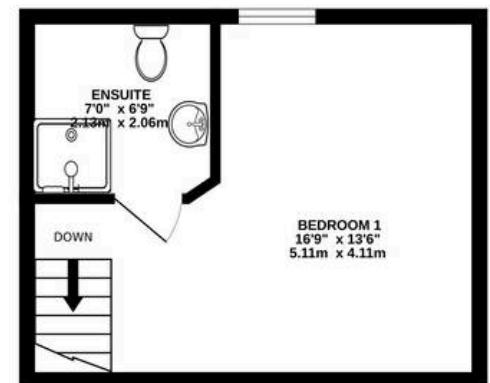
JUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



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Residential

THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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