

The Green, Northleach, Cheltenham, Gloucestershire, GL54 3EX

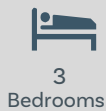


Character Cotswold Stone Construction • Three bedrooms • Prime location • South facing garden • Garage • EPC E •

The Green,

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Key Features



About the property

A charming and characterful three-bedroom Cotswold stone Coach House, arranged over three floors with the added benefit of a private garage, situated in an enviable position overlooking The Green in the heart of the highly sought-after market town of Northleach.

The property offers approximately 949 sq ft (89 sq m) of well-arranged internal accommodation (excluding garage), combining period character with practical modern living.

The front door opens into an entrance hall with staircase rising to the upper floors and a convenient cloakroom/WC. The property is a well-proportioned throughout, with the reception room measuring over 16 ft in length and enjoys plenty of natural light. Adjacent is a fitted kitchen, efficiently arranged and ideal for everyday living.

The first floor comprises two bedrooms, both of good proportions, along with a family bathroom. Bedroom one benefits from built-in storage, while the layout offers flexibility for guest accommodation, home working or family use.

On the top floor is a spacious third bedroom, ideal as a principal bedroom or private guest suite, complemented by a separate storage room, providing excellent additional space rarely found in properties of this type.

The property benefits from a private garage measuring approximately 165 sq ft, a valuable feature for a central Northleach location. The Green itself provides a charming setting with open space immediately nearby.

The Coach House occupies a prime position on The Green, just a short walk from Northleach's range of independent shops, cafés, traditional inns and everyday amenities. The town is renowned for its historic architecture and strong community spirit, while offering excellent road links to Cheltenham, Cirencester and Burford, making it ideal for both full-time living and a Cotswold retreat.

Amenities

Northleach has an array of local amenities, including shops, cafés, a primary school, and health services, while also enjoying good access to Cirencester, Cheltenham, and the wider Cotswold region.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

Leave Cheltenham on the A40 towards Oxford. Pass through Charlton Kings and continue straight on A40 passing Andoversford and Shipton Olife. after several miles take the right turn signposted Northleach. At the end of the road pass straight through the traffic lights into Northleach Continue straight onto Northleach High Street, turn right into The Green and turn between 'Cotswold Store and 'Fruit Cakes.' The property will be found in front you to the right.

What3Words ///shepherds.collapsed.voices

Services & Tenure

Tenure - Leasehold 999 years from 1983

Ground Rent - Peppercorn

Agent Note - N.B - There is a flying Freehold over the garage

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Electric

Local Authority

Cheltenham Borough Council

Council tax Band -

Our reference

CHE260016

22nd January 2026

We'd love to hear from you

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what the owner said

The location is fantastic with immediate access to all the town's facilities.

Despite central location, gated access and rear garden.

French doors give access to south facing rear garden.

Historical nature of house with wooden beams and doors.







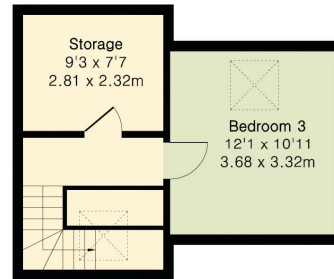
**Approximate Gross Internal Area 949 sq ft - 89 sq m
(Excluding Garage)**

Ground Floor Area 329 sq ft – 31 sq m

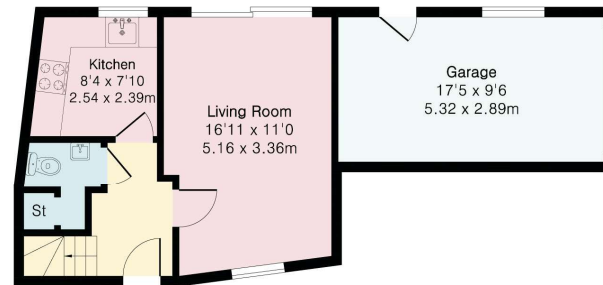
First Floor Area 329 sq ft – 31 sq m

Second Floor Area 291 sq ft – 27 sq m

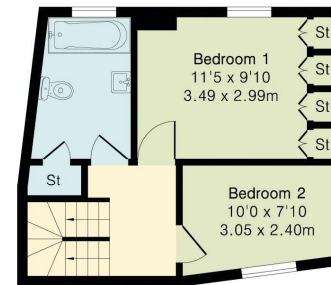
Garage Area 165 sq ft – 15 sq m



Second Floor



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

