

Rosehill Terrace, Coltham Fields, Cheltenham, GL52 6SW



Character terraced home • No onward chain • Open-plan sitting and dining space • Modern kitchen • Private rear courtyard • EPC E •

Rosehill Terrace

Coltham Fields

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

Positioned along a quiet lane within the sought-after Charlton Kings area of Cheltenham, this character home offers well-balanced accommodation, period charm and a convenient location, all available with no onward chain.

The ground floor is centred around an open-plan sitting and dining space, creating a bright and welcoming environment for everyday living. A feature fireplace provides an attractive focal point, while the layout flows naturally into the kitchen beyond. Fitted with a range of contemporary units and generous work surfaces, the kitchen offers ample space for both cooking and dining.

To the rear of the property, a useful utility area leads through to the bathroom, creating a practical arrangement that maximises the available space.

Upstairs, there are two bedrooms.

Outside, the property benefits from a low-maintenance frontage with gated access, while to the rear a private courtyard provides space for outdoor seating and container planting.

Combining character features with practical modern living, this is a property ideally suited to first-time buyers, downsizers or investors seeking a home within one of Cheltenham's most desirable residential areas.

Amenities

Charlton Kings is one of Cheltenham’s most desirable residential areas, combining a village atmosphere with excellent schooling, established housing and access to surrounding Cotswold countryside.

Located to the east of Cheltenham town centre, Charlton Kings offers a wide range of local amenities including independent shops, cafés, pubs, restaurants and everyday services, while maintaining a strong sense of community.

The area is particularly well known for its schooling, with Balcarras School, Charlton Kings Junior School, Charlton Kings Infants’ School and St Edward’s School all highly regarded and contributing to continued buyer demand.

Charlton Kings also provides excellent access to countryside walks, green spaces and routes towards Leckhampton Hill, Cleeve Hill and the wider Cotswolds, making it especially appealing to families and buyers seeking a balance between town and country living.

Cheltenham town centre, Cheltenham Spa station and major road links remain easily accessible.

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

From our office at 140 Bath Road, head north before turning right onto Thirlestaine Road. At the roundabout, take the first exit onto Old Bath Road and continue onto Hales Road. Turn right into Coltham Fields and continue to the end of the lane, where the property will be found on the left-hand side as indicated by a Perry Bishop For Sale board.

What 3 Words [///skins.insect.plan](https://www.skidmoreinsectplan.com)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

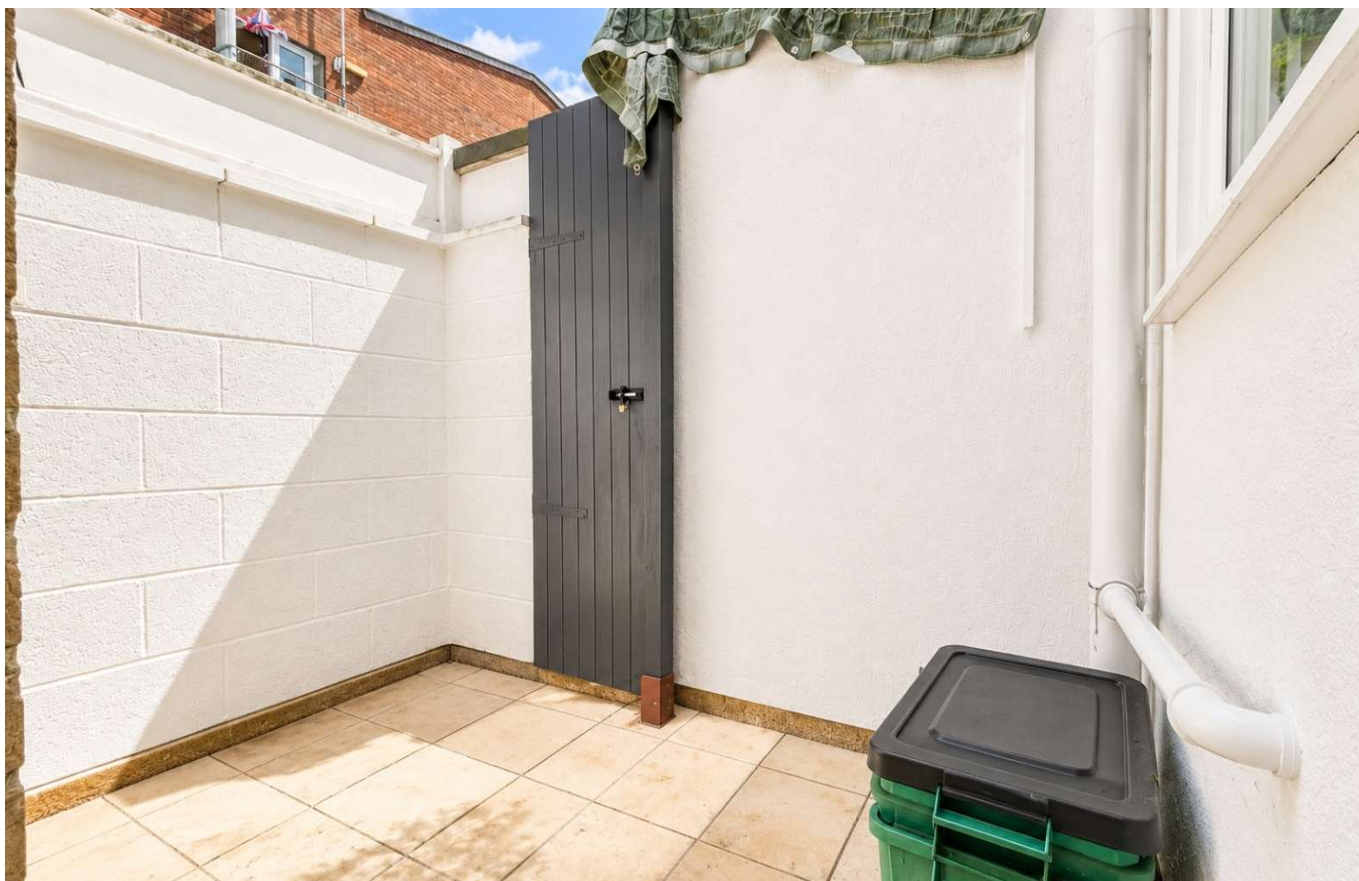
Cheltenham Borough Council
Council Tax Band - B

Our reference

CHE260276
25th June 2026

We'd love to hear from you

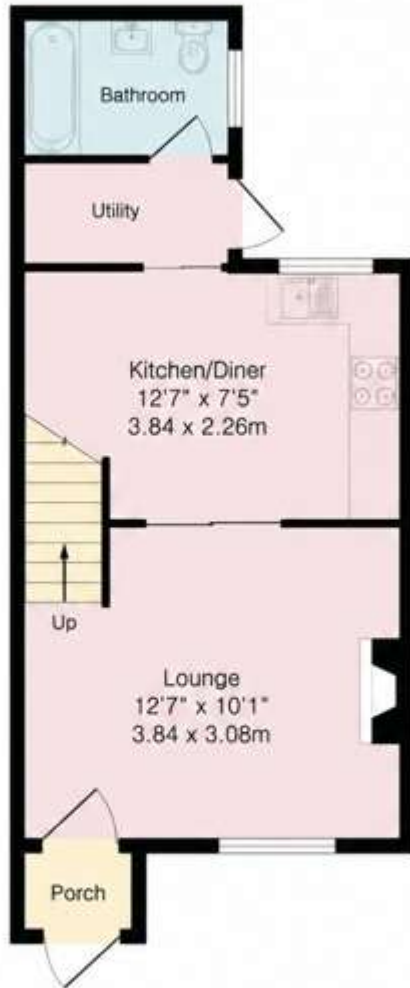
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk



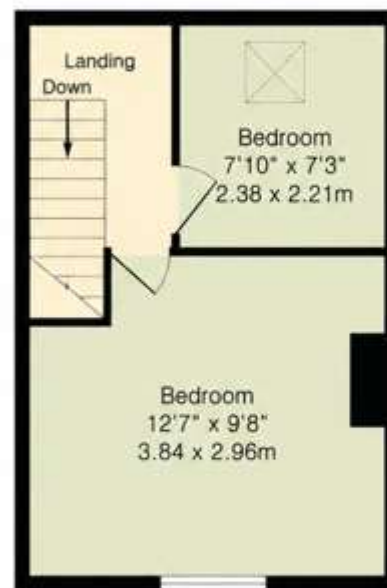
Approximate Gross Internal Area 495 sq ft - 46 sq m

Ground Floor Area 278 sq ft – 25.8 sq m

First Floor Area 216 sq ft – 20.1 sq m



Ground Floor



First Floor

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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.

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