



CONYGREE HOUSE

Coberley, Nr Cheltenham, GL53 9QY

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*A beautifully reimagined New England-style home
in an idyllic village setting*

- Beautifully renovated New England-style detached home
- Four bedrooms, including versatile ground floor ensuite room
- Vaulted open-plan kitchen/dining/living space
- Separate cosy sitting room with log burner
- South-facing aspect with exceptional natural light
- Studio with annexe potential
- Ample parking and private setting
- Planning permission granted for extension and garaging
- Edge-of-village location with stunning views

A DISTINCTIVE VILLAGE HOME WITH SPACE, LIGHT & VERSATILITY

Conygree is a striking, newly redesigned four-bedroom detached home, thoughtfully renovated by skilled master carpenters to create a stylish New England-inspired house. The result is a beautifully crafted home that is light-filled, spacious, and effortlessly practical—perfectly suited to modern living.

Occupying an elevated position on the edge of the sought-after village of Coberley, the property enjoys a rare combination of privacy, tranquillity, and far-reaching rural views, while remaining part of a vibrant community. With Cheltenham just 6 miles (approximately 10 minutes) away, Conygree offers the best of both worlds; countryside charm with excellent accessibility.

GROUND FLOOR

An oak-framed entrance canopy leads into a wide and welcoming hallway, setting the tone for the sense of space throughout.

To the right, a cleverly designed multi-purpose room offers complete flexibility, ideal as a guest bedroom, dining room, or study. A concealed door reveals a stylish ensuite, making it perfectly suited for ground-floor living if required.

The separate sitting room is warm and inviting, centred around a log burner, with double doors opening directly onto the south-facing terrace, perfect for relaxing or entertaining.

At the heart of the home lies the stunning vaulted kitchen/dining/living space. Bathed in natural light from its dual aspect, skylights, and two sets of French doors, this room seamlessly connects indoor and outdoor living. Designed for both everyday life and entertaining, it features:

- A high-quality range of fitted cabinetry
- Electric underfloor heating
- A second log burner
- Direct access to the terrace



A generously sized scullery/utility room, with its own external entrance adds practicality, ideal for pets and outdoor living.

FIRST FLOOR

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms:

- A bright and spacious master bedroom with ensuite wet room, enjoying views to both the front and rear
- Two further bedrooms
- A well-appointed family bathroom with both bath and separate shower cubicle

OUTBUILDINGS & FUTURE POTENTIAL

Adjacent to the house are two outbuildings:

- A former garage, currently used for storage
- A fully converted studio with heating and internet, ideal as a home office, creative space, or potential annexe

Planning permission has recently been granted to further enhance the property, including:

- A ground floor extension for a study/gym and additional storage
- Expansion of the master suite to include a dressing room and luxury ensuite
- Construction of a double garage with storage above



OUTSIDE – LOW MAINTENANCE LIVING WITH STUNNING VIEWS

The gardens wrap around the property and have been thoughtfully designed for ease of maintenance.

A gravelled terrace extends along the south and east elevations—perfect for alfresco dining and entertaining.

- Greenhouse and vegetable beds
- Access to an adjacent allotment (available for a nominal charge)
- A charming summer house with a south-west facing terrace, positioned to take full advantage of the breathtaking countryside views—an idyllic spot for morning coffee or evening drinks

LOCATION

Situated on the edge of the desirable village of Coberley, Conygree House benefits from a peaceful setting within an active and welcoming community. The village is home to an outstanding primary school and offers easy access to the cultural and commercial amenities of nearby Cheltenham.

A HOME TO SUIT EVERY LIFESTYLE

Conygree House is a rare opportunity to acquire a unique, thoughtfully designed and beautifully finished home in a prime village location. With its versatile layout, exceptional natural light, and exciting potential for further development, it would work for a range of different lifestages and lifestyles.





CONYGREE HOUSE, COBERLEY, GL53

Approx. gross internal area 2215 Sq.Ft. / 205.8 Sq.M.

Approx. gross internal area 2577 Sq.Ft. / 239.5 Sq.M. Inc. Garage & Studio



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	71 C
39-54	E		
21-38	F		
1-20	G		