

12 MERESTONES CLOSE,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2ST

 Charles Lear



12 MERESTONES CLOSE

Located just off the Park and within a fifteen minute stroll of the popular Bath Road, this extended detached property stands at the end of an established residential cul-de-sac and benefits from generous accommodation which includes a modern kitchen/breakfast room, three further reception rooms, a utility/boot room and four bedrooms, two of which are sizeable.

- Wide reception hall with a cloakroom, utility/boot room with a door to the rear and a home office
- Impressive dual aspect 18' kitchen/breakfast room, large enough to dine in and with generous storage
- Versatile 12'10 family/snug/dining room
- Beautifully bright and spacious sitting room with a view of and bi-folding doors to a very pretty south facing rear garden
- Four double bedrooms, including two with stunning views to the Cotswolds
- Two bath/shower rooms including a superb ensuite shower room to the principal bedroom
- Detached double garage and a large drive providing off road parking for a minimum of four vehicles
- Beautifully stocked, low maintenance gardens, the rear being private and south-easterly facing

Dating from circa 1974 and notably enlarged approximately 10 years ago this generously proportioned property offers flexible accommodation as well as being offered in excellent condition. On the ground floor there is a spacious dual aspect kitchen/breakfast room, a bright and airy sitting room, a separate family/snug/dining room and a useful home office. On the first floor are four bedrooms, two of which are sizeable and externally the private south-easterly facing rear garden is planted with an array of colour.





SITUATION

Located at the end of an established residential cul-de-sac off The Park and within walking distance of excellent local schools including both Bournside Secondary and St. James primary schools, and conveniently positioned for access to the amenities on the thriving Bath Road, fashionable Montpellier, the Suffolk's and the Promenade which is approximately 1.5 miles from the property. Transport links are favourable with Cheltenham Spa Railway Station being 1.4 miles from the property, the M5 motorway at Junction 11 is 2.7 miles, and the A46 to both Gloucester and Cirencester is four miles distant.

GENERAL INFORMATION

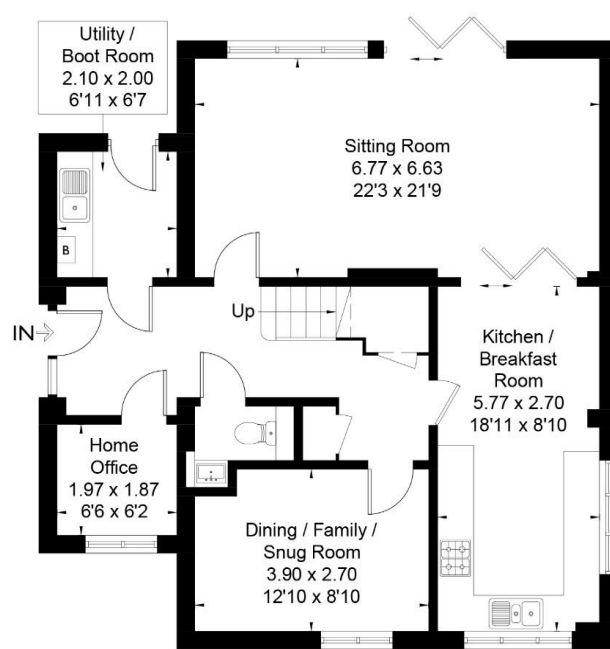
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £3,099.17pa. (2024/2025).
EPC Rating: D

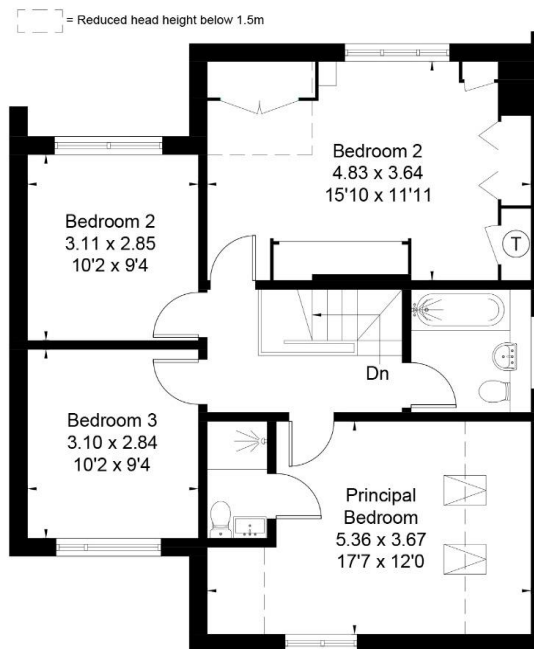
VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

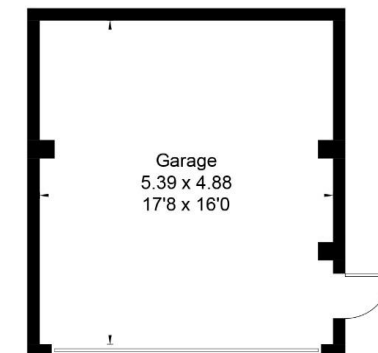
Approximate Floor Area = 150.4 sq m / 1618 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 176.9 sq m / 1903 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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