

32 BOURNSIDE ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL51 3AH





## 32 BOURNSIDE ROAD

Coming to the market for first time since 1977, this detached family house, built in the mid-1950s, stands in a large, mature garden on one of Cheltenham's most desirable roads. Offering considerable scope to enlarge and renovate throughout, this charming home currently offers three bedrooms, a single garage, off-street parking, and a large South-facing garden.

- Detached home situated on a corner plot with large garden located on one of Cheltenham's most desirable roads next to Hatherley Park
- Generous reception hall with stairs and doors leading to downstairs living accommodation
- Dual-aspect reception/dining room with curved bay window to the front and sliding French doors at the rear opening into the garden
- Adjoining study with fitted storage units
- Fitted kitchen and adjoining utility/cloak room
- A further downstairs reception room which could be converted into a family room or further accommodation
- Three bedrooms on the first floor including two spacious doubles and a third, smaller single room
- Family bathroom with walk-in shower
- Off-road parking for 2-3 cars and a single garage
- Private South-facing garden at the rear, well stocked with mature shrubs and specimen trees

This charming family home has been owned by the same family for nearly 50 years, and has been significantly enlarged on the ground floor, offering considerable scope to extend upstairs (subject to planning permission) and renovate throughout. The property is sold with no onward chain.







### SITUATION

Bournside Road is recognised as one of Cheltenham's prime residential roads, running along two sides of the pretty Hatherley Park and near to an excellent range of shops, cafes, and amenities on nearby Bath Road, The Suffolks and Tivoli. Cheltenham Spa Station is only one mile away, offering frequent trains to London and there is easy access to the M5 motorway and the A40. The property is very near to St. James' Primary School and Bournside School, whilst Dean Close School, Cheltenham College and Cheltenham Ladies College are also nearby. Leckhampton Hill is a short drive away offering country walks and excellent riding country.

### GENERAL INFORMATION

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

Council Tax:  
Cheltenham Borough Council – 01242 262626.  
Council Tax Band: (E) - £2,745.75pa. (2025/2026).  
EPC Rating: (TBC)

### VIEWINGS

Viewings are strictly by prior appointment through Charles Lear & Co. - 01242 222722.

## Bournside Road

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 136.3 sq m / 1467 sq ft

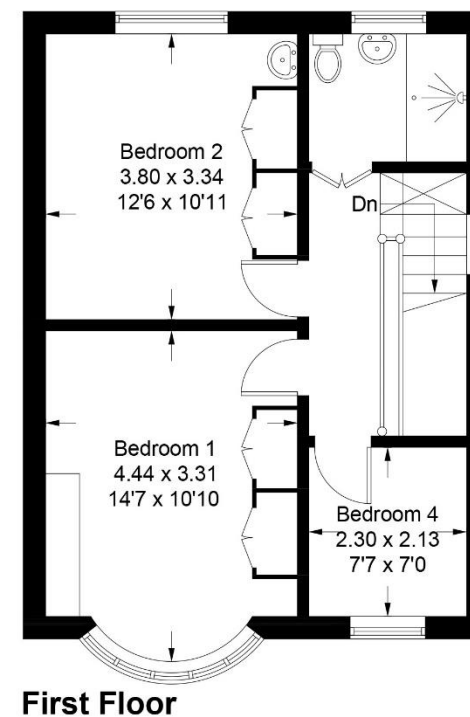
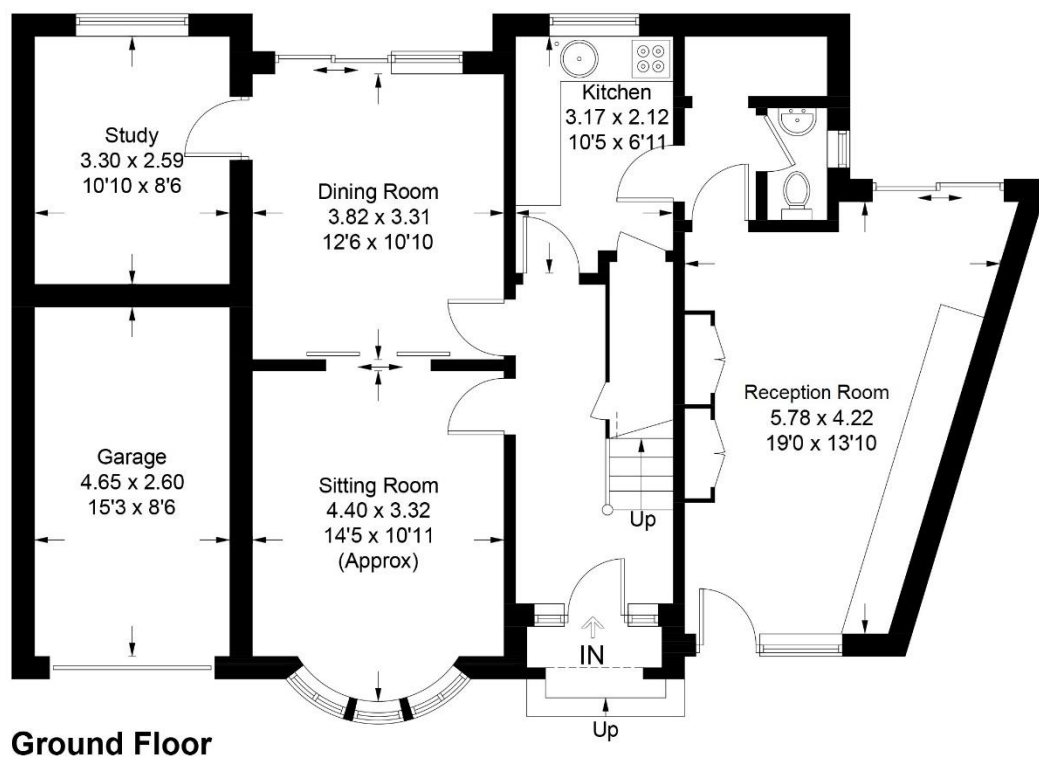


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