

# 2 MAY HILL DRIVE

BISHOPS CLEEVE, CHELTENHAM, GLOUCESTERSHIRE, GL52 7WE









This beautifully presented property stands at the end of a peaceful no through road forming part of a small development of just five high quality homes constructed approximately five years ago by a local Cheltenham building company. Laid out over three floors the property offers accommodation in excess of 1300 sq.ft

Offered in exceptional condition throughout the property offers a superb 33ft open plan kitchen/dining/sitting room on the ground floor, the kitchen offers a generous amount of storage and is complemented by a range of Whirlpool integrated appliances including a hob, oven, microwave, fridge/freezer, washer dryer and dishwasher, the entirety of the ground floor benefits from a beautiful tiled travertine floor giving the room a contemporary light and airy feel. Also on the ground floor there is a welcoming hallway, cloakroom and a useful store cupboard with electric.

On the first floor there is a spacious landing off which is a large walk in cupboard with power and light, the cupboard is shelved with a desk area creating a small office/study nook and finishing the first floor are two generous double bedrooms one with built in wardrobes and two exceptional contemporary bath/shower rooms one of which is an en-suite. The second floor of the property is outstanding, housing the 18' open plan principal bedroom which benefits from a superb en-suite shower room and a useful walk in dressing room with shelving and rails. There is also a lovely view to the hills from this floor.

Of note the property benefits from a EPC B rating making an economical home to run, the property has special touches including Kardean flooring in the bedrooms creating a modern Scandinavian feel, has shutters at the majority of the windows and the property is also offered with no onward chain.

Externally, at the front the property benefits from an enclosed bin store and off road parking for two vehicles, there is space to have an electric car charging point installed if required and at the rear there is an enclosed low maintenance garden with an outside tap and rear access. The garden is initially paved, ideal for garden furniture and there is also a sizeable garden shed with power and light, ideal for storage.

Even though the property is situated in a peaceful tucked away location it is also conveniently close to the centre of the village which offers and excellent choice of amenities including two supermarkets, independent local shops, post office, doctors surgery and several schools. The regional centre of Cheltenham is about three miles distant and within a short drive are J's 9 & 10 of the M5 for access to the motorway network.







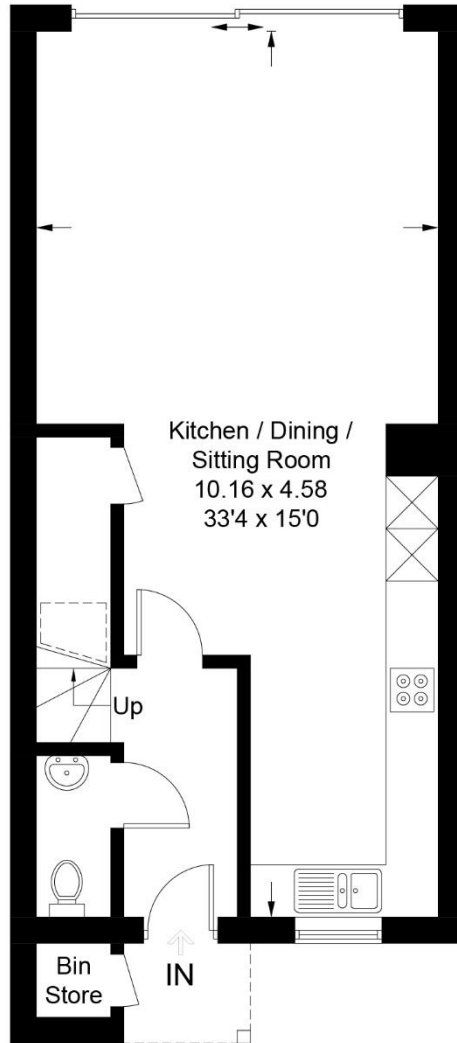
## 2 May Hill Drive

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft

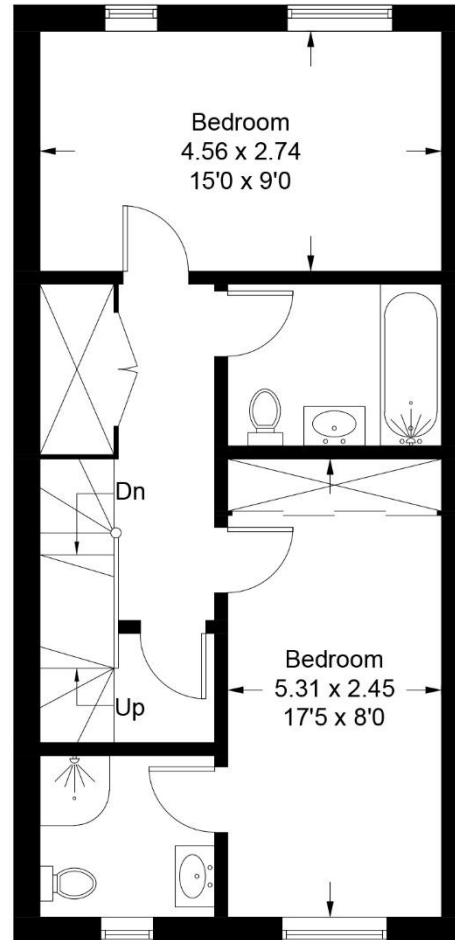
Shed = 6.0 sq m / 64 sq ft

Total = 131.9 sq m / 1419 sq ft

(Excluding Bin Store)

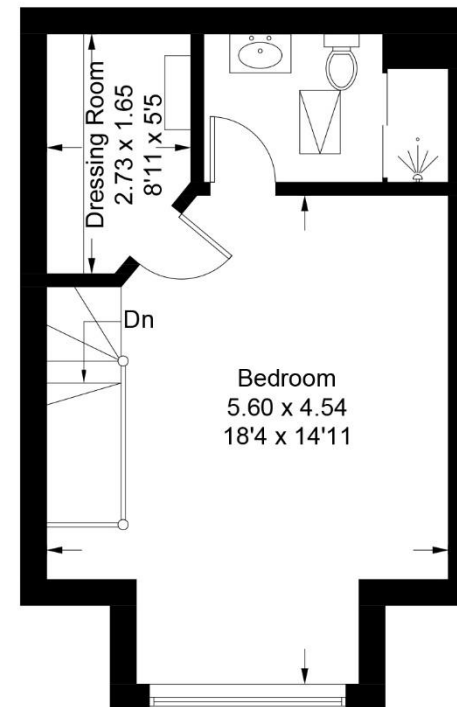


**Ground Floor**



**First Floor**

= Reduced headroom below 1.5m / 5'0



**Second Floor**

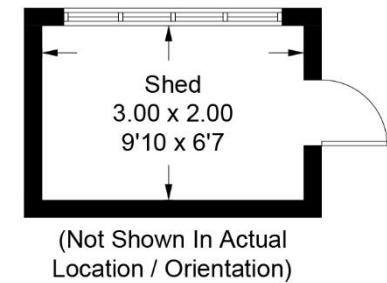


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1268608)





#### **GENERAL INFORMATION**

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

The managing agents are Fitch, Taylor, Johnson Limited and there is also a residents management company, May Hill Drive management Limited.

#### **COUNCIL TAX**

Tewkesbury Borough Council 01684 295010  
Tax Band (C) - £1,979.00 pa (Approx). 2025/2026.

**EPC RATING**  
B.

**PRICE**  
£395,000

#### **VIEWINGS**

Strictly by prior appointment through Charles Lear & Co.  
on 01242 222722

#### **Charles Lear & Co.**

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