



16 BLEASBY GARDENS, LANSDOWN ROAD, CHELTENHAM, GL50 6UL



A SUPERB MODERN CONTEMPORARY TOWNHOUSE WHICH HAS BEEN CREATIVELY UPDATED, IMPROVED, AND EXTENDED LOCATED IN A SELECT DEVELOPMENT IN LANSDOWN.

**LOCATION:**

**what3words:**///aura.sides.award

- 5 BEDROOMS
- BRIGHT AND CHEERFUL DECOR
- OPEN PLAN GROUND FLOOR
- FULLY FITTED KITCHEN
- UTILITY ROOM
- SECURE STORAGE
- ENCLOSED PRIVATE COURTYARD
- DETACHED GARDEN ROOM
- CONTEMPORARY IN DESIGN
- RARE FIND

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## THE PROPERTY

A stunning example of contemporary design, this beautifully presented five-bedroom semi-detached home offers stylish and flexible living in one of Cheltenham's most popular residential areas.

Arranged over two spacious levels, the property features a bright and cheerful interior, with an expansive open-plan ground floor that is perfect for entertaining or everyday family life.

The sleek, fully integrated kitchen is fitted with premium appliances, including a Neff induction hob with downdraft extractor fan, double oven and warming drawer, instant hot water tap and Bosch integrated dishwasher - all designed for convenience and clean-lined style. The kitchen flows effortlessly into open dining and living zones, enhanced by large windows and bi-fold doors that flood the space with natural light. There is also an extremely useful utility and cloakroom.

A standout feature is the double-aspect sitting room, which offers both a warm and welcoming feel and a touch of luxury, complete with a Stovax Studio 1 inset wood-burning stove—ideal for cosy evenings in.

Upstairs are four bedrooms and a home office which could be used as fifth bedroom if required. The main bedroom also has a en suite and both this and the family bathroom are fitted with designer sanitaryware from Kohler and Mira Showers.

Step outside to discover an enclosed garden with a high-spec detached garden pod installed by Vivid Pods of Bristol—ideal for a home office, creative studio, or younger family entertainment. Adjacent to this is a private, west-facing walled courtyard, offering a secluded spot to unwind and soak up the last of the day's sunshine.

This is a rare opportunity to purchase a well-designed, high-spec home that blends architectural style and practical comfort.

## AGENTS NOTE

The property pays an upkeep for the estate management which includes the communal gardens of the grounds only. This is managed by Ash & Co with a current annual service charge of £564. It has private off-road parking for three vehicles, a 7.5 kw EV charging point and secure storage and bin store at the front of the property. It is double glazed and has gas central heating throughout.

**Council:** Cheltenham

**Council Tax band:** F

**Area:** 1538.00 sq ft

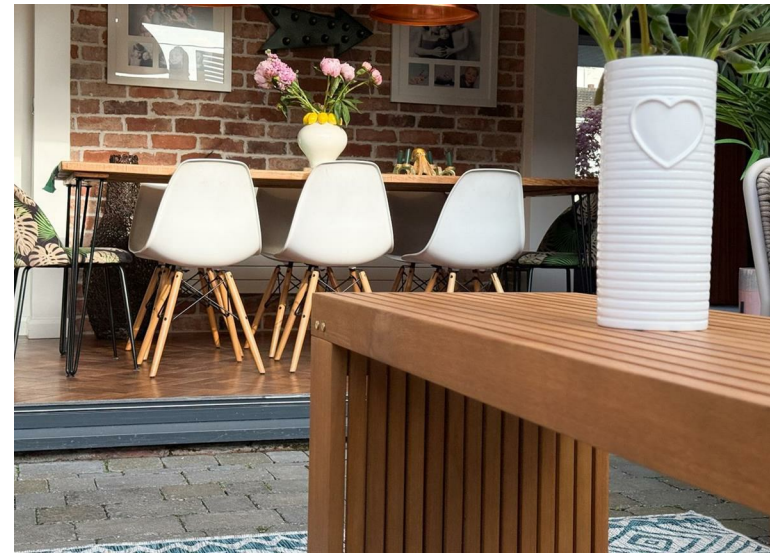
**Tenure:** Freehold

**Title Number:** 19344042

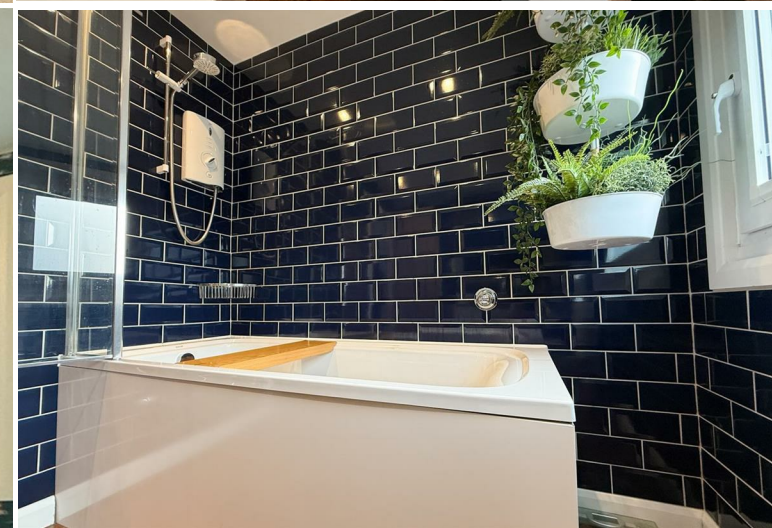
**EPC:** D

**Services:**

All mains services are connected















Approximate Gross Internal Area = 1538 sq ft / 142.9 sq m  
 Garden Pod = 100 sq ft / 9.3 sq m  
 Total = 1638 sq ft / 152.2 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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