



Withington Close, Oakley, Cheltenham, GL52

£625,000

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Located within the sought-after Eden Villas development by Charles Church, the property occupies a cul-de-sac position on a substantial plot. Unlike many other homes in the development, this property enjoys a tucked away position at the top of the estate, offering added privacy and the distinct advantage of being within the sought after Balcarras School catchment area.

Inside, the welcoming hallway leads to an expansive dual-aspect lounge featuring a striking fireplace and media wall, with French doors opening onto the garden. A second reception room provides flexible space, ideal as a playroom, study, or formal dining area. The upgraded kitchen forms part of a spacious kitchen/dining/family room, also with direct access to the garden—perfect for modern family living.

The first and second floors host five double bedrooms, all capable of accommodating double beds. The first floor includes a luxurious principal bedroom with en-suite shower room, along with three further bedrooms served by a contemporary family bathroom. On the top floor, two additional bedrooms enjoy far-reaching views and benefit from charming dormer windows, making the most of the elevated position.

A standout feature of this home is the south-facing garden, thoughtfully designed across split levels to include a lawn, patio and convenient side access.

Externally, a driveway provides parking for two vehicles alongside a garage positioned to the right of the house. Additional on-street parking is available directly in front, offering further convenience.

Ideally located in close proximity to the highly-regarded Balcarras School, this property combines elegance with exceptional living space in a prime area.

Freehold

Council Tax Band: F



Approximate Gross Internal Area 2016 sq ft - 188 sq m

Ground Floor Area 740 sq ft – 69 sq m

First Floor Area 666 sq ft – 62 sq m

Second Floor Area 395 sq ft – 37 sq m

Garage Area 215 sq ft – 20 sq m



- Five double bedroom detached house
- Large family living room
- Additional reception room
- Spacious office
- Garage and driveway
- Balcarras school catchment area
- Modern open plan kitchen/dining area
- Principal bedroom with en-suite shower room
- South facing rear garden

