



12 PILFORD ROAD

Cheltenham GL53 9AQ



AN EXTENDED SEMI-DETACHED FAMILY HOME

Pilford Road is a beautifully upgraded and extended family home, offering versatile living space spread across three floors. The property benefits from off-street parking, useful outbuildings, and a stunning rear garden.

			EPC
4	2	2	D

Local Authority: Cheltenham Borough Council
Council Tax band: E
Tenure: Freehold

Guide Price: £895,000



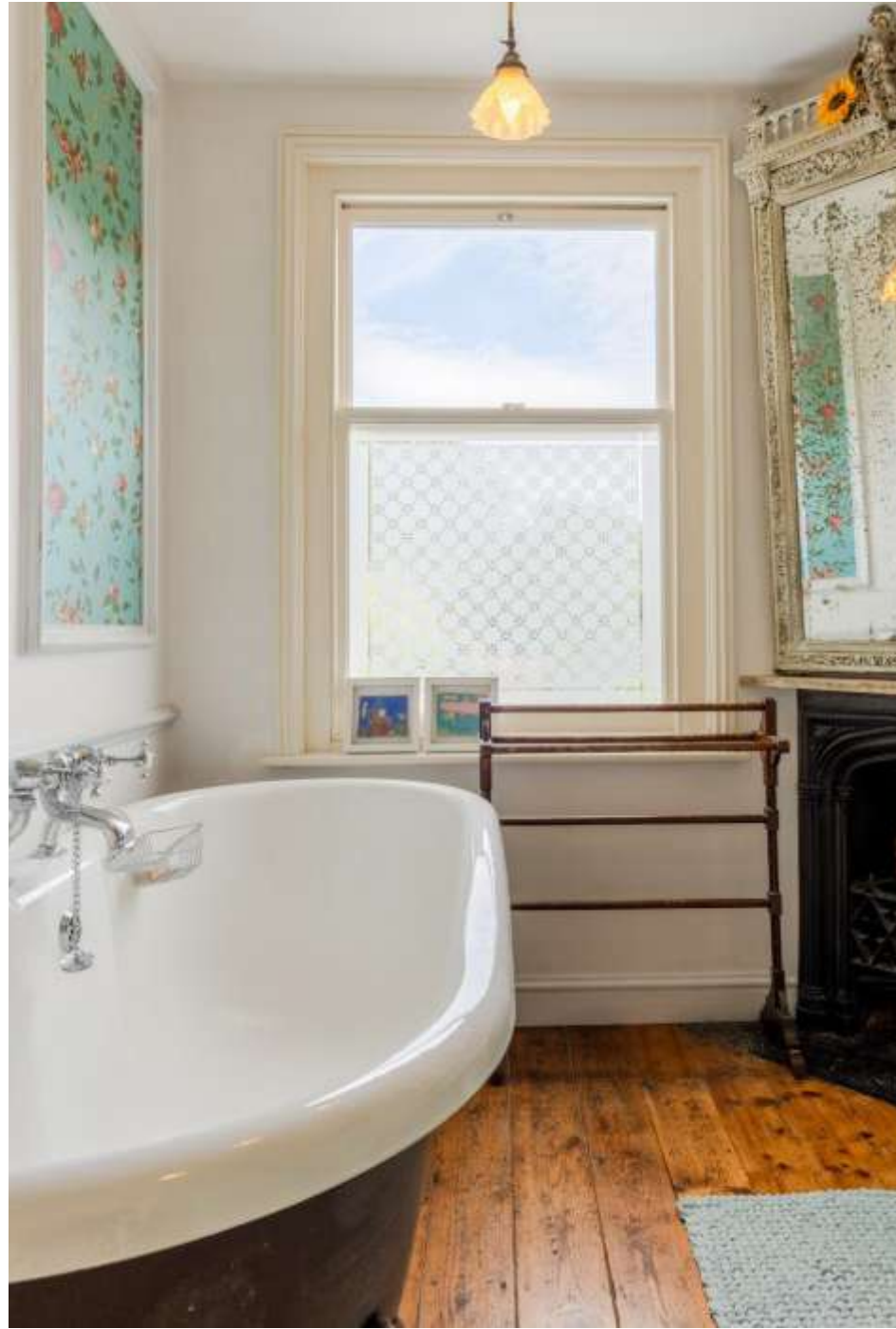
12 PILFORD ROAD

A newly extended glass-panelled entrance opens into a bright reception hall. To the left, a concealed home office is accessed via a bookshelf door, with rear storage for coats and files.

At the rear, the rustic-style kitchen/breakfast room includes concrete-style worktops, a central island, utility room, WC, and bi-fold doors opening onto the garden. A cosy sitting room with bay window overlooks the front.

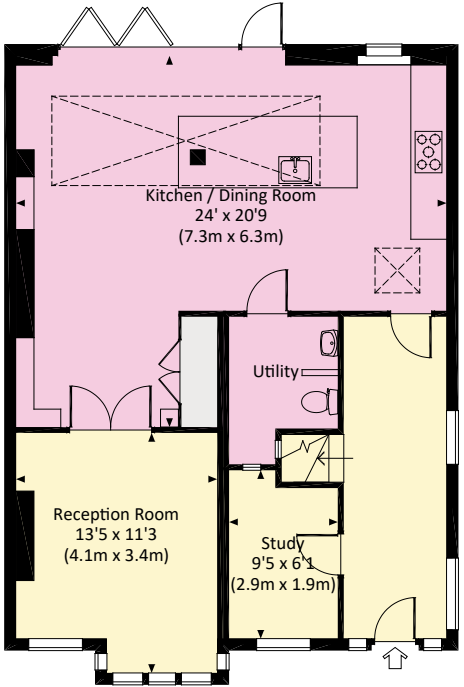
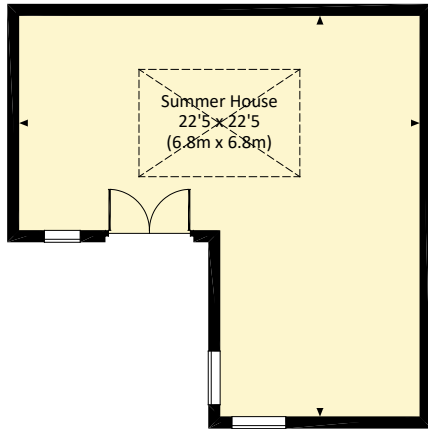
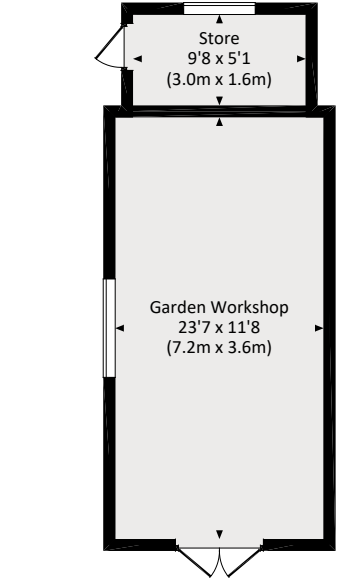
Upstairs are three bedrooms and a family bathroom, two spacious doubles and a third ideal as a child's room or office. The top floor features a generous principal bedroom with en suite, built-in storage, and far-reaching views.

The garden is lawned and bordered by mature planting, with seating areas throughout. A detached barn/store and a large rear studio offer excellent conversion potential (STPP). The driveway provides parking for at least two cars.

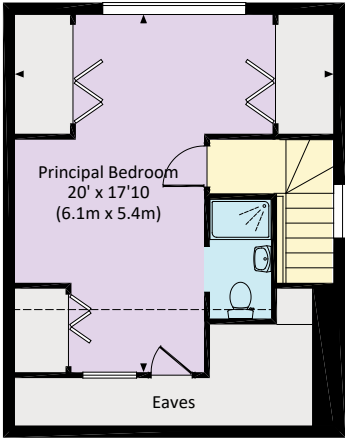




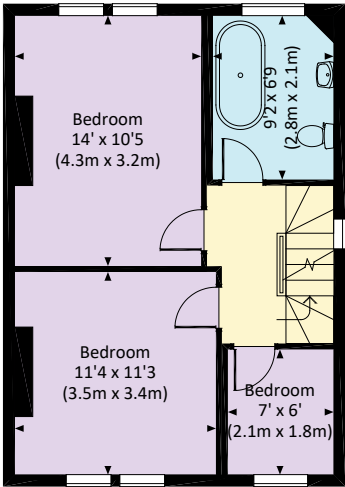
Approx. gross internal area 1538 Sq Ft. / 142.9 Sq M.
Approx. gross internal area 1650 Sq Ft. / 153.3 Sq M. Inc. Restricted Height
Approx. gross internal area 2366 Sq Ft. / 219.8 Sq M. Inc. Outbuildings



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Harry Bethell
+44 1242 246 959
harry.bethell@knightfrank.com

Knight Frank
123 Promenade
Cheltenham GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.