

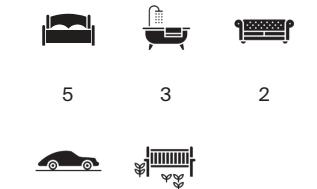


34 BOURNSIDE ROAD, CHELTENHAM
GL51 3AH



A MODERN AND VIBRANT FAMILY HOME

Bournside Road presents a stunning detached family home, thoughtfully remodelled and extended by the current owners to create a highly versatile and flexible living space.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,250,000



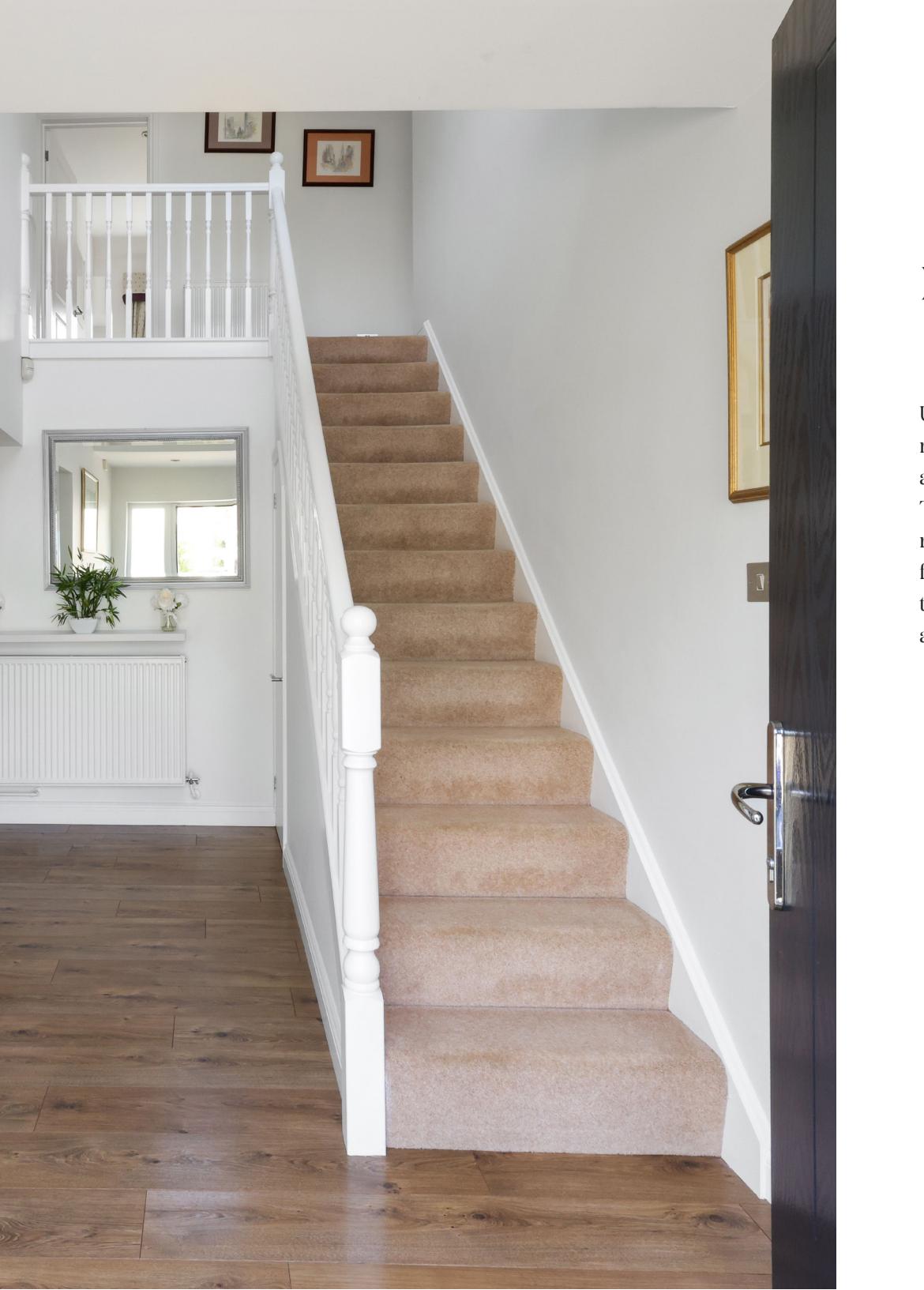
LIVING

Ideally located near central Cheltenham and the much-loved Hatherley Park, this exceptional home occupies one of the largest plots on Bournside Road. Spanning over 2,500 sq. ft. across two floors, it has been thoughtfully designed for modern family living.

The welcoming reception hall leads to the main living areas, including a cloakroom, store, and a dedicated study—ideal for home working. The spacious sitting room enjoys views over the landscaped rear garden, while the heart of the home is a beautifully appointed bespoke kitchen and extended family/dining room.

This bright, open-plan space features a central island, sleek units, integrated appliances, and large bi-folding doors opening onto the garden—perfect for entertaining. A separate utility room offers additional storage and laundry space. The integral garage provides secure parking and storage, with ample off-road parking on





BEDROOMS & BATHROOMS

Upstairs, the home offers five generously proportioned bedrooms, all with plenty of natural light and ample storage. The principal bedroom features a walk-in wardrobe and enjoys peaceful views over the landscaped rear garden.

Two of the bedrooms benefit from contemporary en suite shower rooms, while the remaining three share a stylish, well-appointed family bathroom. The layout is perfect for both growing families and hosting guests. Architects' drawings are available for those looking to extend above the utility room to further enhance the principal suite; although planning permission has now lapsed, it was previously approved.



OUTSIDE

The south-facing rear garden is a standout feature of this property and one of the largest plots on Bournside Road. Meticulously landscaped, it provides an exceptional space for outdoor living. A generous patio flows directly from the kitchen, creating a wonderful setting for al fresco dining and entertaining.

Beyond, an expansive level lawn is framed by mature trees, well-stocked flower beds, and a charming gravel walkway. Larger boundary trees ensure excellent privacy, while the setting remains just a mile from Cheltenham's vibrant town centre.

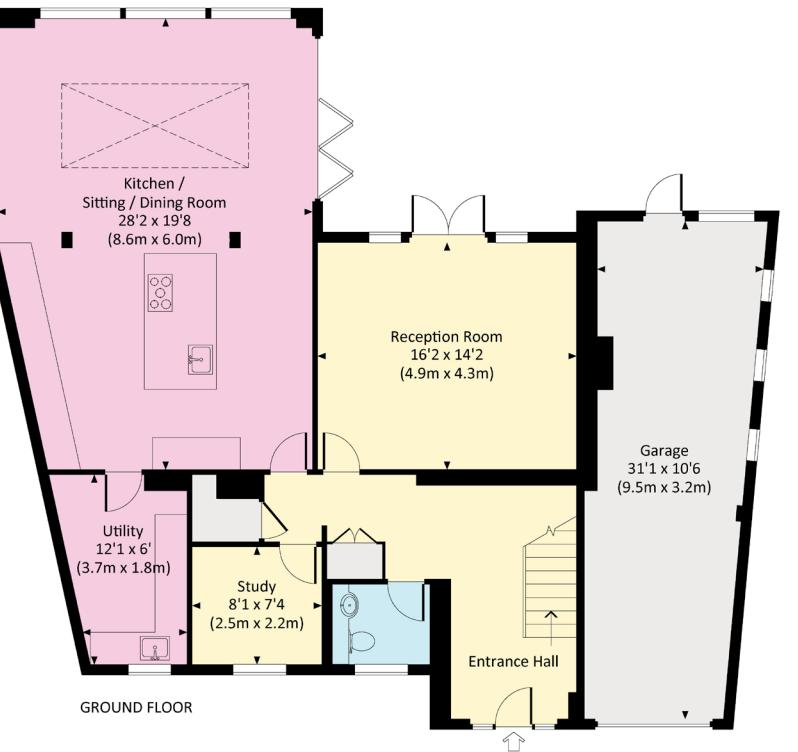
Additional external features include CCTV, security lighting, two storage sheds, electric garage door, and external water and power points at both the front and rear. A media cupboard provides convenient connectivity for internet and Sky.



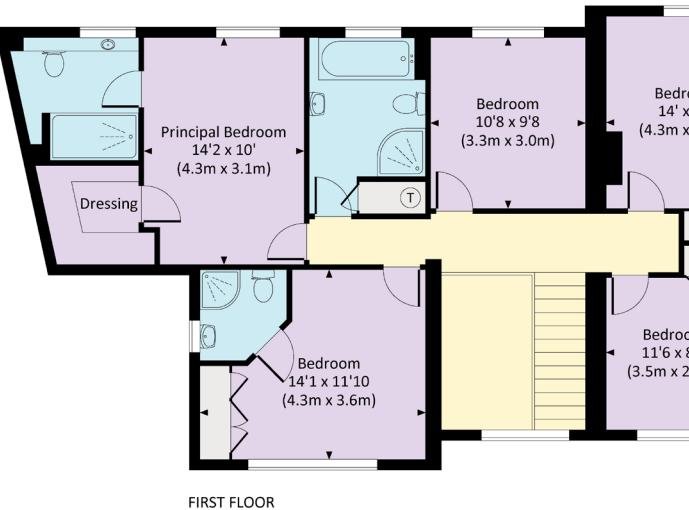


BOURNSIDE ROAD, GL51

Approx. gross internal area 2227 Sq Ft. / 206.9 Sq M.
Approx. gross internal area 2526 Sq Ft. / 234.7 Sq M. Inc. Garage



GROUND 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
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