



Roberts Road, Prestbury, GL52 5DH

Guide Price £460,000





Roberts Road, Prestbury

Cheltenham, GL52 5DH

Offering an exciting opportunity for purchasers looking to create a home to their own individual taste, this generously proportioned four-bedroom detached property is situated within an established residential area of Cheltenham.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Onward Chain
- Four Bedroom Detached Family Home
- Situated in A Sought After Prestbury Location
- Excellent Opportunity To Update And Personalise
- Generous Established Rear Garden With Excellent Potential
- Driveway Parking For Two Vehicles And Garage







Offering an exciting opportunity for purchasers looking to create a home to their own individual taste, this generously proportioned four-bedroom detached property is situated within an established residential area of Cheltenham. Providing approximately 1,187 sq. ft. of accommodation, the house offers an excellent foundation for a long-term family home, with particularly good bedroom proportions, a substantial sitting/dining room, driveway parking, garage and a mature rear garden.

The property would benefit from updating and redecoration, allowing a new owner to introduce their own style from the outset. Importantly, the existing proportions provide plenty to work with, while the ground-floor arrangement could offer scope to explore a more contemporary open-plan kitchen, sitting and dining environment, subject to the necessary structural considerations, consents and approvals.

This being a professional executor sale, the property is sold as seen at the point of exchange of contracts and law. Society protocol forms will not be provided.

Entrance Hall: The entrance hall provides a central introduction to the ground-floor accommodation, with stairs rising to the first floor and a useful built-in storage cupboard. Doors provide access to the sitting/dining room, kitchen and cloakroom.

Sitting/Dining Room: A particularly impressive feature of the property is the substantial sitting/dining room, extending across the full depth of the house and providing excellent flexibility for both living and dining furniture. A large window to the front brings plenty of natural light into the sitting area, while an impressive full-width window to the rear overlooks the garden and further enhances the sense of light and space. The generous proportions make this an excellent family and entertaining room, while also contributing to the potential for purchasers wishing to explore alternative ground-floor configurations.

Kitchen: Positioned to the rear of the property and overlooking the garden, the kitchen provides an excellent opportunity for complete redesign and updating. There is direct access to the outside, while its position alongside the principal living accommodation could provide scope to investigate creating a larger open-plan kitchen, dining and family environment. Any alterations would be subject to the necessary structural advice, consents and approvals.

Cloakroom: Conveniently positioned off the entrance hall, the ground-floor cloakroom is fitted with a WC and wash hand basin.

First Floor Landing: Stairs rise to a central landing providing access to all four bedrooms and the family bathroom. The landing also benefits from useful built-in storage.

Bedroom One: A generous double bedroom with a large window providing plenty of natural light. There is ample space for a double or king-size bed together with additional freestanding bedroom furniture, with the added benefit of a built-in wardrobe for extra storage.

Bedroom Two: Another excellent double bedroom, well proportioned and naturally bright, with the added benefit of a built-in wardrobe providing useful storage.

Bedroom Three: Continuing the impressive bedroom proportions, bedroom three is another generous room with space for a double bed and additional furniture. A built-in wardrobe provides further practical storage, making this an excellent children's, guest or additional double bedroom.

Bedroom Four: Far more substantial than a typical fourth bedroom, this is a well-proportioned room offering excellent versatility. Currently arranged with office furniture, the room could comfortably serve as a child's bedroom, nursery, guest bedroom or dedicated home office.

Family Bathroom: Serving all four bedrooms, the family bathroom currently comprises a bath, WC and pedestal wash hand basin. Like the kitchen, the room offers purchasers an excellent opportunity to update and create a contemporary bathroom suited to their own preferences.

Rear Garden: The rear garden is a particularly exciting part of the property and offers considerable potential for a purchaser with an eye for landscaping. Generous in size and established with a variety of mature trees, shrubs and planting, the garden currently incorporates paved and gravelled areas alongside more secluded sections beneath the mature greenery. With thoughtful landscaping and redesign, there is excellent scope to create a wonderful family garden with dedicated areas for outdoor dining, entertaining, children's play and relaxation. Direct view from the sitting/dining room further enhances the connection between the house and outside space.

Front Garden: To the front, the property is set back from the road with established planting and a driveway providing off-road parking. The frontage itself also offers scope for a new owner to landscape and personalise the approach to the house.

Garage and Parking: A private driveway provides off-road parking for two vehicles, with the garage providing space for one further vehicle.

Additional Details:

Tenure: Freehold

Council Tax Band: E

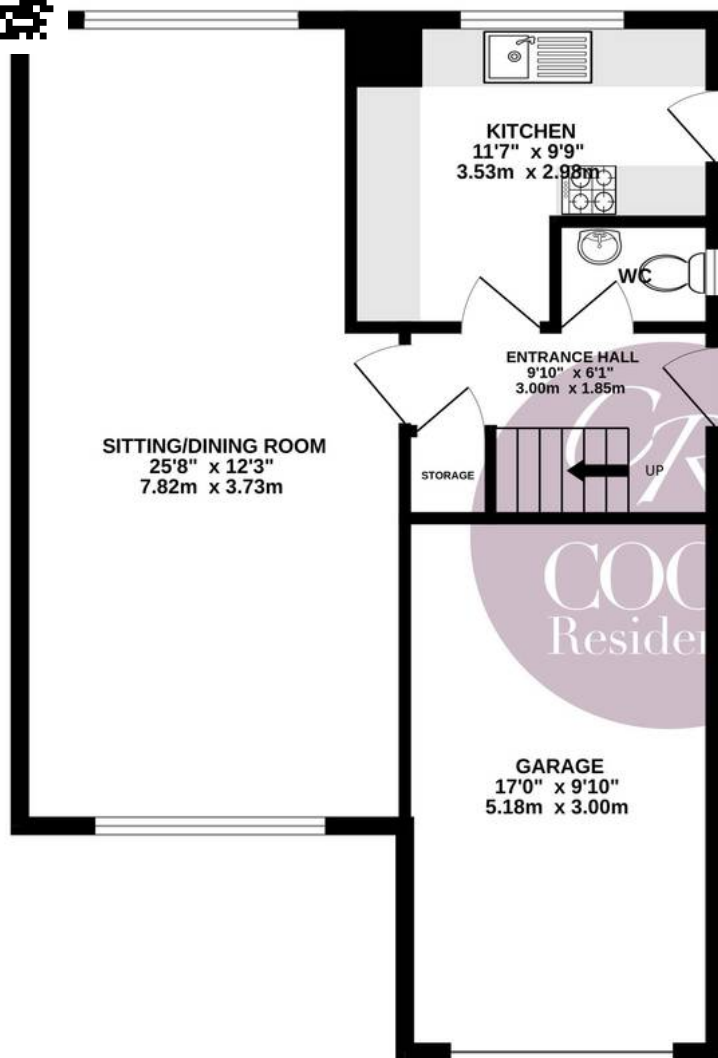
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Location: Roberts Road is situated within an established residential area of Cheltenham, offering convenient access to a range of everyday amenities, schools and transport connections. A bus stop is located just a minute's walk away, providing particularly convenient access to local services and the wider area. Cheltenham town centre is also within easy reach, offering an extensive selection of shops, restaurants, cafés, leisure facilities and cultural attractions, while the property's residential setting makes it particularly well suited to family life.

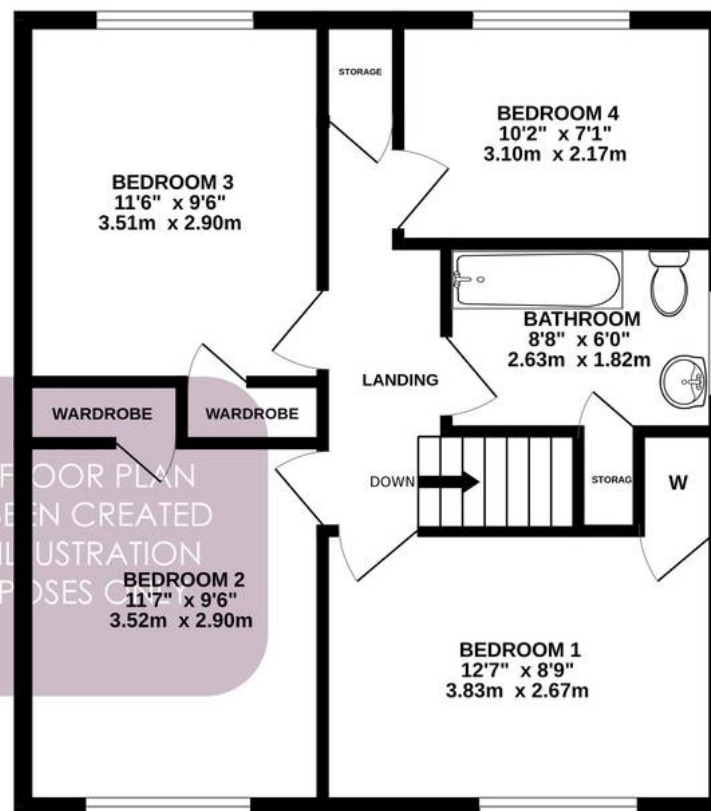
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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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