



King Arthur Close, Cheltenham, GL53 7EX

Guide Price £450,000



King Arthur Close

Cheltenham, GL53 7EX

A detached four-bedroom family home occupying a pleasant cul-de-sac position on the southern side of Cheltenham. Requiring updating throughout and offered to the market with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Link Detached Four Bedroom Home
- Two Reception Rooms
- Conservatory Overlooking The Garden
- Excellent Opportunity To Modernise
- Integral Garage & Driveway Parking







A detached four-bedroom family home occupying a pleasant cul-de-sac position on the southern side of Cheltenham. Offered to the market with no onward chain, the property provides generous and well-balanced accommodation including a sitting room, dining room, conservatory, kitchen, cloakroom, four bedrooms, family bathroom, attached garage and driveway parking. Requiring updating throughout, the property presents an excellent opportunity for purchasers to modernise and personalise to their own taste while enjoying a desirable position backing onto playing fields to the rear and within walking distance of Bath Road amenities.

Entrance Vestibule: A useful covered entrance leading into the main hallway.

Entrance Hall: A welcoming entrance hall providing access to the cloakroom and sitting room, with stairs rising to the first floor. The hallway creates a practical central point to the home and leads through to the principal accommodation.

Cloakroom: Conveniently positioned off the entrance hall and fitted with a WC and wash hand basin.

Sitting Room: A spacious dual-aspect reception room enjoying views to both the front and rear of the property. The room centres around a feature brick fireplace with raised hearth and display shelving, creating an attractive focal point. There is ample space for a variety of seating arrangements, while French doors lead through to the dining room and sliding patio doors open directly into the conservatory. A staircase rises to the first floor and large windows to the front and rear elevations provide plenty of natural light.

Dining Room: Positioned to the front of the property and accessed directly from the sitting room, the dining room provides an excellent space for formal dining and entertaining. A large window overlooks the front garden and the room enjoys a practical position adjacent to the kitchen.

Kitchen: Fitted with a range of wall and base units arranged in a practical U-shaped configuration, the kitchen offers a good amount of worktop space and storage. There is an inset sink positioned beneath a rear-facing window overlooking the garden, together with an integrated oven, hob and extractor hood. The room also provides space for freestanding appliances and enjoys a convenient position adjacent to the dining room, making it well suited to everyday family life.

Conservatory: Accessed directly from the sitting room, the conservatory provides an additional reception area overlooking the rear garden. Glazed to three sides, the room enjoys excellent natural light and offers a pleasant space to relax while enjoying views of the garden. Sliding doors open directly onto the patio, providing the property's principal access to the rear garden.

First Floor Landing: Providing access to all four bedrooms, the family bathroom and useful storage cupboards.

Bedroom One: A generous double bedroom positioned to the front of the property, benefiting from an extensive range of fitted wardrobes, overhead storage and matching bedroom furniture.

Bedroom Two: A further double bedroom overlooking the front aspect, also benefitting from fitted wardrobes and built-in storage.

Bedroom Three: A well-proportioned bedroom overlooking the front of the property, complete with fitted wardrobes and storage, making it ideal as a bedroom, nursery or home office.

Bedroom Four: A particularly versatile room enjoying an elongated layout with rooflight window and space for both sleeping and dressing areas. Suitable as a bedroom, guest suite, hobby room or home office.

Family Bathroom: Fitted with a panelled bath with shower attachment, pedestal wash hand basin and WC, complemented by a frosted window providing natural light and ventilation.

Attached Garage: Accessible via the up-and-over door from the front of the property, the garage provides useful storage space, workshop potential or secure parking. There are also two allocated parking spaces to the right of the property.

Rear Garden: The rear garden is predominantly laid to lawn and gravel with a paved seating area adjoining the conservatory. A pathway leads to a timber garden shed positioned at the rear boundary. Enclosed by fencing and enjoying a pleasant outlook backing onto playing fields, the garden offers excellent potential for landscaping and enhancement.

Additional Details:

Tenure: Freehold

Council Tax Band: D

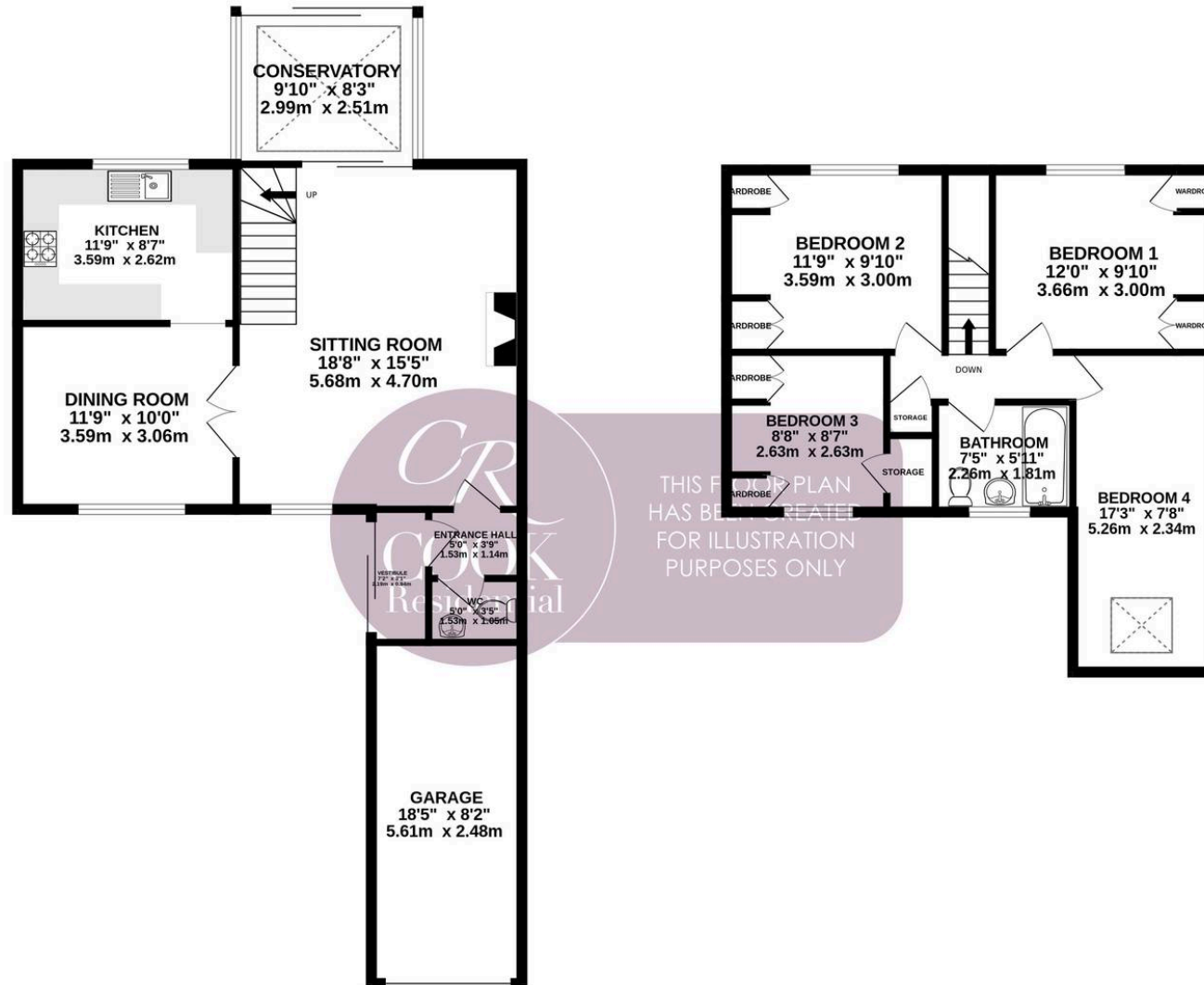
Location: King Arthur Close is a well-established residential cul-de-sac situated on the southern side of Cheltenham. The property enjoys convenient access to a range of local amenities and is ideally positioned for some of the town's most sought-after facilities, including Cheltenham College, East Gloucestershire Tennis Club and Cox's Meadow. The popular Bath Road is within walking distance, offering an excellent selection of independent shops, cafés, restaurants and everyday conveniences, while Cheltenham town centre is also easily accessible. The property further benefits from backing onto playing fields to the rear, providing a pleasant outlook and enhanced sense of openness.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1342 sq.ft. (124.7 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.
Made with Metropix ©2026





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.