



Pilley Lane, Cheltenham, GL53 9ER

Guide Price £450,000



Pilley Lane

Cheltenham, GL53 9ER

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully Presented Three Bedroom Home
- Contemporary Fitted Kitchen
- Generous Sitting / Dining Room
- Ground Floor Cloakroom and Upstairs Bathroom
- Attractive Enclosed Rear Garden With Summerhouse
- Driveway Parking





This beautifully presented three-bedroom home offers inviting interiors, a generous sitting/dining room and a contemporary kitchen overlooking the garden. Two double bedrooms are complemented by a versatile third bedroom, while a ground-floor cloakroom and a bathroom with both a bath and separate shower add everyday practicality. Outside, the thoughtfully arranged garden and charming summerhouse provide appealing spaces to relax and entertain, with driveway parking completing the property.

Porch and Entrance Hall: An enclosed porch provides a useful welcome before opening into the entrance hall. Stairs rise to the first floor, while a door leads into the sitting/dining room.

Sitting/Dining Room: This generous reception room provides comfortable space for both relaxing and dining, with room for sofas, accompanying furniture and a family dining table. Soft carpeting and neutral décor create a welcoming backdrop, while windows at either end bring natural light into the room. The layout lends itself equally well to quiet evenings at home and entertaining friends, with the kitchen conveniently positioned beyond.

Kitchen: Overlooking the rear garden, the contemporary kitchen is fitted with a range of white wall and base units, complemented by pale work surfaces and subtle brass-toned handles. A built-in double oven, sleek electric hob and extractor provide a coordinated cooking area, while the sink is positioned beneath the window to enjoy the garden outlook. Tiled flooring completes the finish, and an external door provides convenient access outside.

Cloakroom: Positioned off the kitchen, the ground-floor cloakroom is fitted with a WC and washbasin, providing a useful addition for residents and guests.

Landing: The first-floor landing provides access to all three bedrooms and the family bathroom.

Bedroom One: Positioned at the rear of the property, this inviting double bedroom enjoys an outlook towards the garden. Soft carpeting and neutral walls create a restful setting, with space for a double bed, bedside furniture and additional storage.

Bedroom Two: A further double bedroom situated at the front of the house, with a large window bringing in plenty of natural light. The room offers space for a double bed and accompanying furniture, with the same understated décor and carpeting continuing the cohesive presentation.

Bedroom Three: Currently arranged as a home office, the third bedroom offers a flexible space to suit individual needs. A front-facing window provides natural light, making it an appealing setting for working from home, or for use as a bedroom or hobby room.

Bathroom: The first-floor bathroom is arranged with a bath, separate corner shower enclosure, washbasin and WC. The four-piece layout offers a practical choice for busy mornings and a relaxing bath at the end of the day, with a window providing natural light.

Garden: The enclosed rear garden is thoughtfully arranged with a central lawn, established planting and paved areas for outdoor seating. A stepping-stone pathway leads towards the summerhouse, with flowering borders and climbing plants adding colour and texture. There are inviting places to enjoy a morning coffee, dine outside or spend time tending the garden.

Summerhouse: Positioned at the end of the garden, the timber summerhouse creates an attractive focal point, with glazed double doors and windows overlooking the outdoor space. A sheltered seating area beneath the projecting roof offers a charming spot to sit and enjoy the garden, while the interior provides additional space for relaxation or hobbies.

Parking: Driveway parking is available for one car.

Additional Details:

Tenure: Freehold

Council Tax Band: C

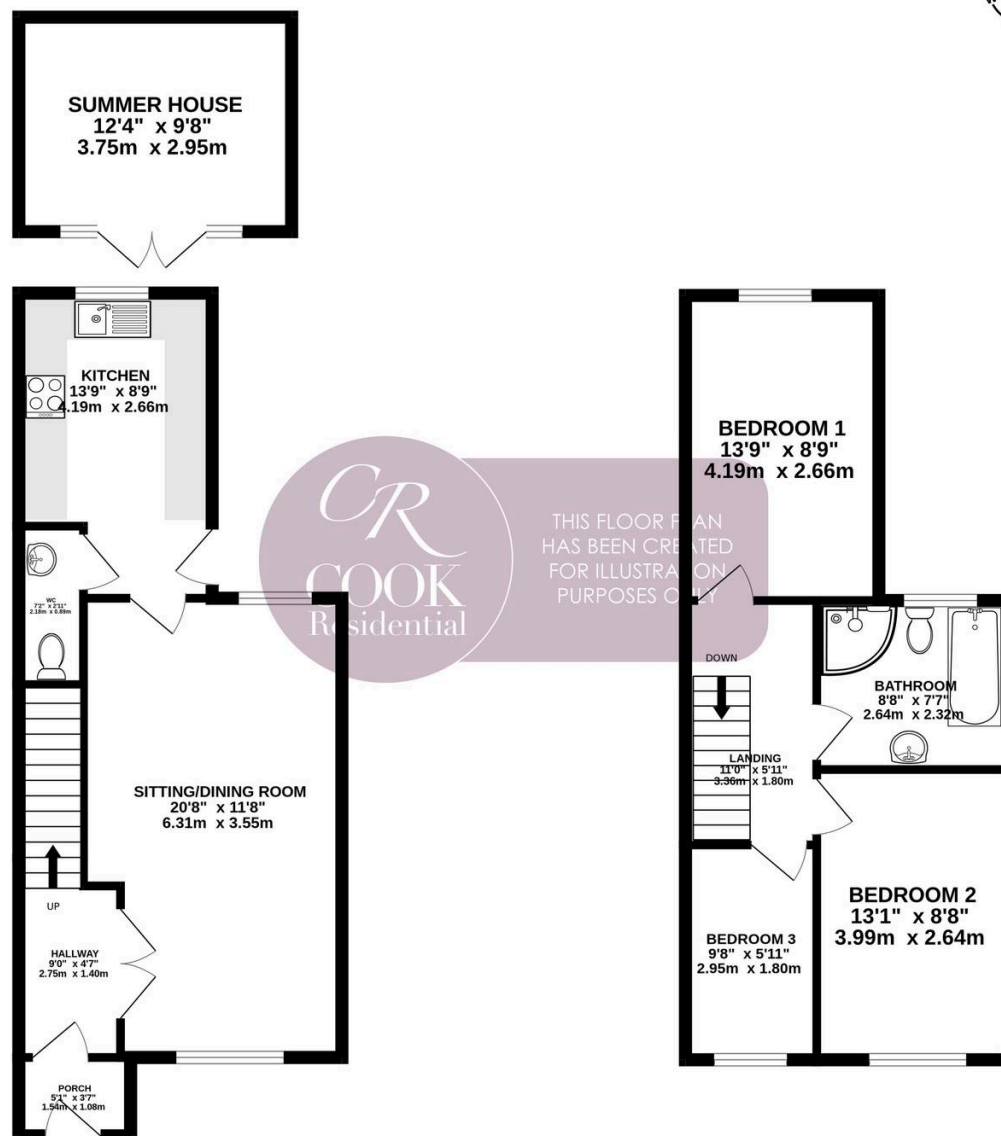
Location: Pilley Lane is situated in Leckhampton, with local convenience shops nearby and the independent shops and cafés of Bath Road within reach. The location offers a pleasant balance of residential surroundings and access to Cheltenham's wider amenities, making it an appealing setting for everyday living. This property also falls inside the Leckhampton High School catchment area.

Disclaimer: These particulars are intended as a general guide and do not form part of any offer or contract. Information supplied should be verified by prospective purchasers and their legal advisers. Cook Residential has not tested any appliances, services or fittings.



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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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Cook Residential

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

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

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