



Arle Road, Cheltenham, GL51 8LJ

Guide Price £400,000





## Arle Road

Cheltenham, GL51 8LJ

Situated on a modern residential development, this beautifully presented four-bedroom home offers stylish, well-balanced accommodation ideal for modern family living. Built in 2015 and offered to the market with no onward chain, the property combines contemporary design with practical spaces, all finished to a high standard throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

**Estate Charge:** Approx. £200 Per Annum

- No Onward Chain
- Four Bedroom Semi-Detached Family Home
- Built In 2015 With Modern Finishes Throughout
- Open Plan Kitchen/Dining/Family Room
- Driveway Parking For Two Vehicles
- Landscaped Rear Garden With Decked Seating Area





Situated on a modern residential development, this beautifully presented four-bedroom home offers stylish, well-balanced accommodation ideal for modern family living. Built in 2015 and offered to the market with no onward chain, the property combines contemporary design with practical spaces, all finished to a high standard throughout. With driveway parking for two vehicles, a thoughtfully landscaped rear garden and excellent internal proportions extending to approximately 1,161 sq. ft., this is a superb opportunity to acquire a turnkey home in a convenient Cheltenham location.

**Entrance Hall:** Accessed via a side entrance, the welcoming hallway provides a practical introduction to the home with stairs rising to the first floor, useful under stairs storage, and access to the principal ground floor rooms.

**Sitting Room:** Positioned to the rear of the property, the sitting room is a bright and inviting space with French doors opening directly onto the garden. This connection to the outside creates a wonderful sense of light and space, making it an ideal room for both relaxing and entertaining. The room is finished with wood effect flooring, adding both style and practicality.

**Kitchen/Dining/Family Room:** Spanning the rear of the property, this impressive open-plan space forms the heart of the home. The kitchen is fitted with a range of modern high-gloss wall and base units complemented by contrasting work surfaces and a stylish tiled splashback. A central island provides additional preparation space and informal seating, while ample room is available for a dining table, making it perfect for family life and entertaining. The kitchen benefits from a range of built-in appliances including a gas hob with extractor hood over, double oven, fridge/freezer and dishwasher. Dual windows allow for plenty of natural light, enhancing the bright and airy feel of the room. Tile effect flooring runs throughout, adding a practical and cohesive finish.

**Utility Room:** Located just off the kitchen, the utility room offers additional storage and space for appliances, helping to keep the main kitchen area clutter-free. Tile effect flooring continues through from the kitchen, creating a seamless and practical extension of the space.

**Cloakroom:** A well-presented ground floor cloakroom fitted with a WC and wash hand basin.

**First Floor Landing:** Providing access to all bedrooms and the family bathroom, the landing also benefits from a large storage cupboard. Neutral carpeting flows seamlessly from the landing into the bedrooms, enhancing the cohesive and well-presented feel of the first floor.

**Bedroom One:** A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room is light and comfortable and benefits from its own ensuite.

**Ensuite:** Fitted with a modern suite comprising a shower enclosure, WC and wash hand basin.

**Bedroom Two:** A further good-sized double bedroom offering flexibility for use as a guest room or additional principal bedroom.

**Bedroom Three:** A well-proportioned room benefiting from a dual aspect, allowing for plenty of natural light and creating a bright and versatile space, ideal as a bedroom, nursery or home office.

**Bedroom Four:** Positioned to the rear of the property, this room looks out to the side of the property, and offers flexibility depending on requirements.

**Family Bathroom:** A modern family bathroom fitted with a white suite comprising a bath with shower over, WC and wash hand basin.

**Outside:** The property benefits from a thoughtfully landscaped rear garden designed for low maintenance. A paved patio provides space for outdoor seating, leading onto an artificial lawn, while a raised decked area to the rear creates an excellent entertaining space. The garden is enclosed, offering a good degree of privacy, and also benefits from a side pedestrian gate leading to an additional patio area with a double wooden bin storage unit. To the front, there is driveway parking for two vehicles.

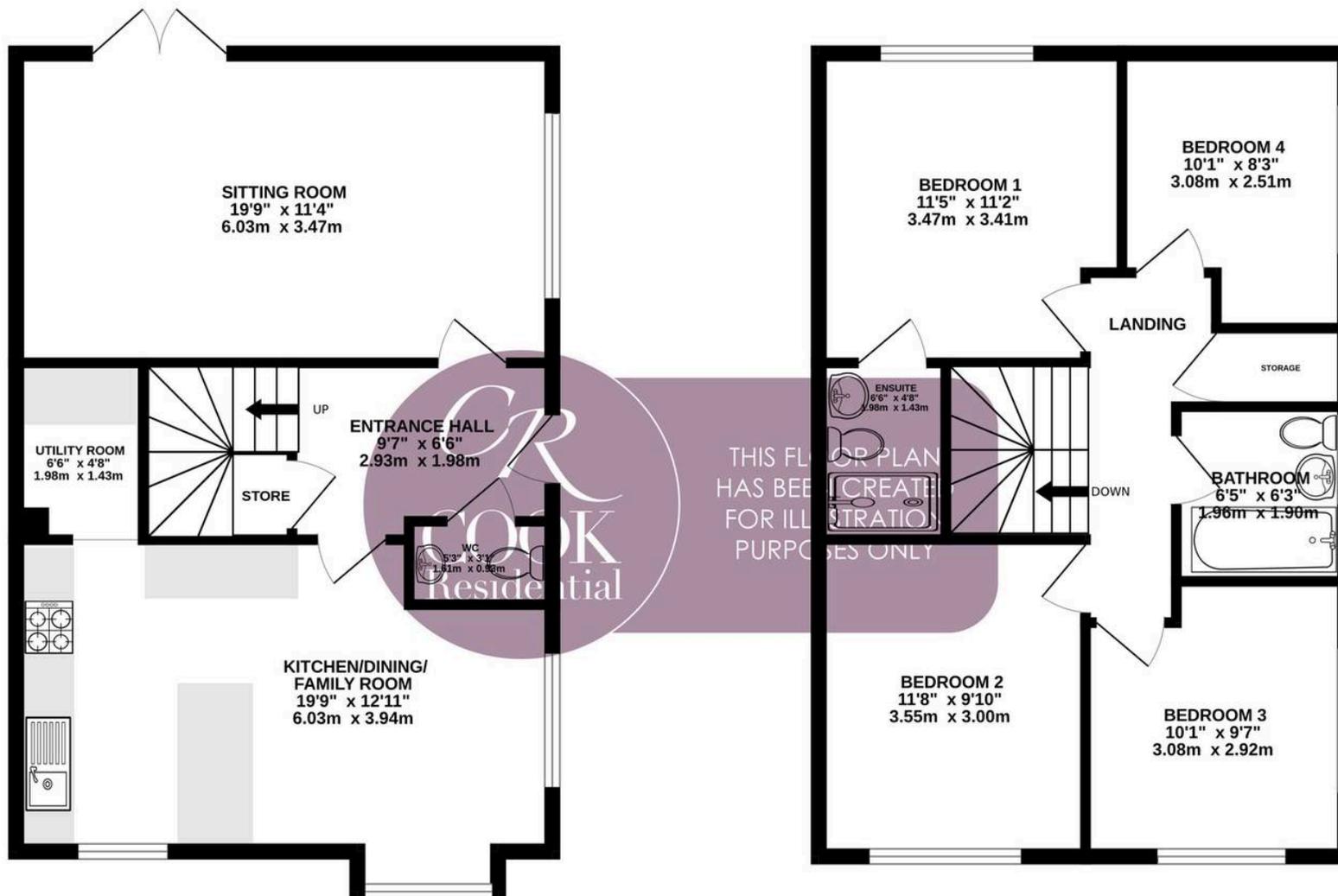
**Location:** Arle Road is conveniently located to the west of Cheltenham, offering excellent access to the town centre, GCHQ and the M5 motorway network. Cheltenham itself is renowned for its Regency architecture, vibrant festivals and excellent range of shops, restaurants and leisure facilities. There are also a number of schools nearby, making this an attractive location for families.

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GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 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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