



16 Kemerton Road
Cheltenham | Gloucestershire | GL50 2QB

FINE & COUNTRY

16 KEMERTON ROAD



This beautifully presented home on Kemerton Road offers generous living accommodation across two floors, featuring a welcoming layout ideal for family life. With an impressive entrance hall, multiple reception rooms, five well-proportioned bedrooms including two en-suites, and a mature, private rear garden, the property combines comfort, practicality, and a warm homely feel. Ample parking, including a bay to the front and further spaces in front of the double garage, adds to its convenience, while its location on one of Cheltenham's most sought-after residential areas makes it an appealing choice for those seeking space, privacy, and a well-connected setting.

STEP INSIDE

Ground Floor

The ground floor has a warm and inviting feel, centred around an impressive entrance hall where the centrally positioned staircase creates a lovely focal point. From here, every room is easily reached, giving the home a comfortable and well-connected flow.

The large sitting room offers a cosy space to relax, while the separate dining room is perfect for family meals or gathering with friends. At the rear, the well-laid-out kitchen provides plenty of space for everyday cooking, supported by a practical utility room that helps keep things running smoothly. A handy cloakroom adds convenience, and a peaceful office offers a quiet corner for work or study. Altogether, the ground floor feels homely and practical, with each room thoughtfully arranged for everyday living.















SELLER INSIGHT

“ When we first stepped into the house twenty years ago, what struck us most wasn't any single room but the sense of space and ease built into the layout. The upstairs hallway, unusually wide and open, immediately stood out. I remember thinking how comfortable it would be for guests - no bottlenecks outside bathrooms, no squeezing past each other. The house's plumbing and electrical systems were also impressively sound, so much so that we moved in knowing we didn't need to change a thing.

Over time, the sitting room has become the centre of daily life. Its generous proportions mean that, even on the busiest days, two conversations or activities can unfold without anyone interrupting the other. It's a room that adapts effortlessly to family gatherings, quiet evenings, or a mix of both. The kitchen, too, has been a natural gathering point - big enough for six around the table, and often the backdrop to long chats over coffee or dinners stretching late into the evening.

One of the most remarkable qualities of the house is its position in a small, settled cul-de-sac. Neighbours don't come and go, which gives the area a real sense of continuity and familiarity. Even though we're surrounded by other homes, we've never felt overlooked. There's a degree of privacy here that feels almost surprising given the central location.

And the location really is exceptional. Within a ten-minute walk we can reach Bath Road with its shops, Montpellier with its restaurants and independents, and the town centre. Lovely gardens and green spaces are also just minutes away, making it easy to escape into something peaceful without much planning.

Community has been a quiet but reassuring presence throughout our time here. There's a Neighbourhood Watch group, a Merestone's Residents group, and neighbours who are friendly without being intrusive - present if you need them, but respectful of everyone's space. It's a balance we've always appreciated.

Families here are also well placed for education. Some of Cheltenham's most well-known schools - The Boys' College, The Girls' College, Dean Close, and several excellent state schools - are all within a mile. For us, it made school runs and routines incredibly straightforward.

After two decades, this house has shaped more of our life than we ever could have imagined when we first walked through the door. It has been a wonderful family home, full of ease, comfort, and community. The only reason we're leaving now is to downsize. Otherwise, we'd gladly stay another twenty years.*

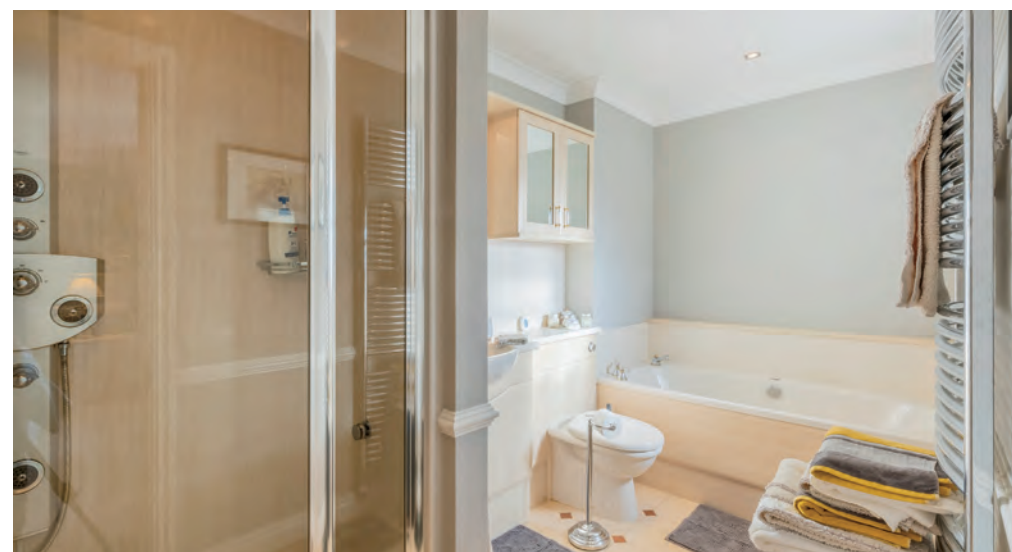
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor

The first floor is arranged around a bright and airy galleried landing which provides access to all rooms and creates a light, open feel throughout. The home features five well-proportioned bedrooms, including two with en-suite bathrooms, one of which also benefits from a sauna shower, while the remaining three bedrooms are served by a separate family bathroom.

With ample storage and a practical, flowing layout, the first floor combines comfort and functionality for modern family living.













STEP OUTSIDE

The property enjoys a mature rear garden, offering a private and peaceful outdoor space that is not overlooked. A paved patio provides an ideal spot for al fresco dining, with the garden laid to lawn as well as beds for planting.

Side access allows easy movement between the front and rear of the home, adding practicality for garden maintenance or storage. To the front, the property benefits from parking directly outside with an additional two parking spaces in front of the double garage.







LOCATION

16 Kemerton Road is nestled in a welcoming corner of Cheltenham, where tree-lined streets and a friendly neighbourhood create a real sense of home. It's the kind of area where families stroll to nearby parks, neighbours greet each other on their daily walks, and local cafés and shops provide a cheerful hub for everyday life.

The town centre is just a short journey away, offering a mix of restaurants, boutiques, and entertainment, while nearby green spaces are perfect for relaxing, playing, or meeting friends. Families will appreciate the highly regarded schools on hand, and commuters benefit from good road links and local bus and train routes.





KEY INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Cheltenham Borough Council

Property Construction - standard - brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Garage parking for 2 cars and allocated parking spaces for 3 cars.

Special Notes - The property is situated in the Cheltenham Central Conservation Area.

The property is subject to a wayleave for underground electricity cables and associated access rights.

The property is subject to estate restrictive covenants - please speak with the agent for further information.

Directions – what3words - ///veal.oval.modes

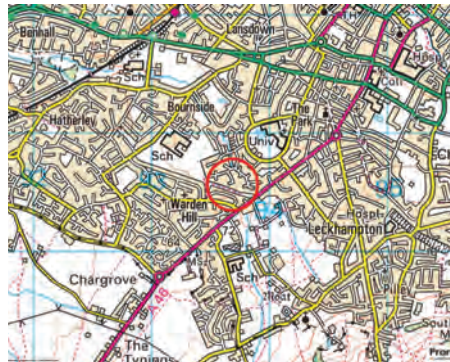
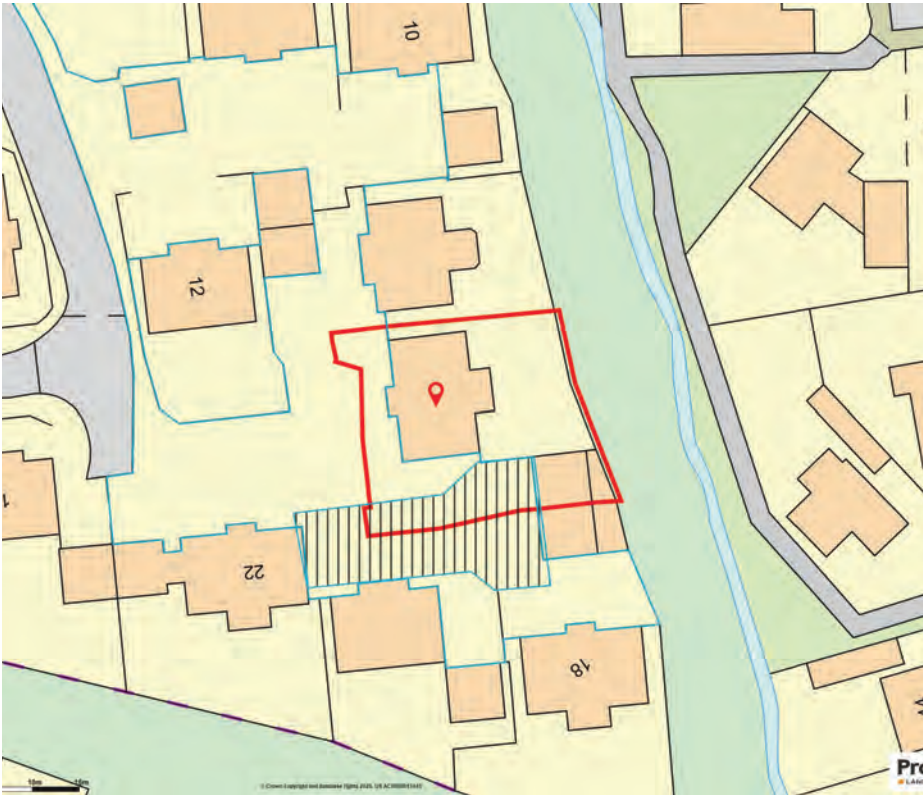
From the M5: Exit at J10, follow the A40 into Cheltenham, at the Lansdown petrol station take the second exit and the first immediate right onto St Stephens Road, follow to the roundabout and take the second exit, in 200 yards take the turning for Merestones Road, followed by the first left, the first right and then the left onto Kemerton Road, the house is situated down a quiet turning at the end on the left.

From the A417 Swindon: Follow the A417 onto the B4070 towards Cheltenham. In 3 miles turn left onto Moorend Park Road, continue to the end and turn left onto The Park, in approximately 400 yards turn left onto Merestones Road, followed by the first left, the first right and then the left onto Kemerton Road, the house is situated down a quiet turning at the end on the left.

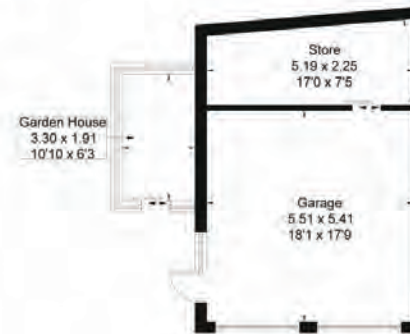
From the A40 from Oxford: Continue through Cheltenham on the A40, at St Stephens Road, follow to the roundabout and take the second exit, in 200 yards take the turning for Merestones Road, followed by the first left, the first right and then the left onto Kemerton Road, the house is situated down a quiet turning at the end on the left.

Viewing Arrangements – Strictly via the vendors sole agent David Stevenson at Fine & Country on 07891 787 543 or 01242 650 974 – david.stevenson@fineandcountry.com.

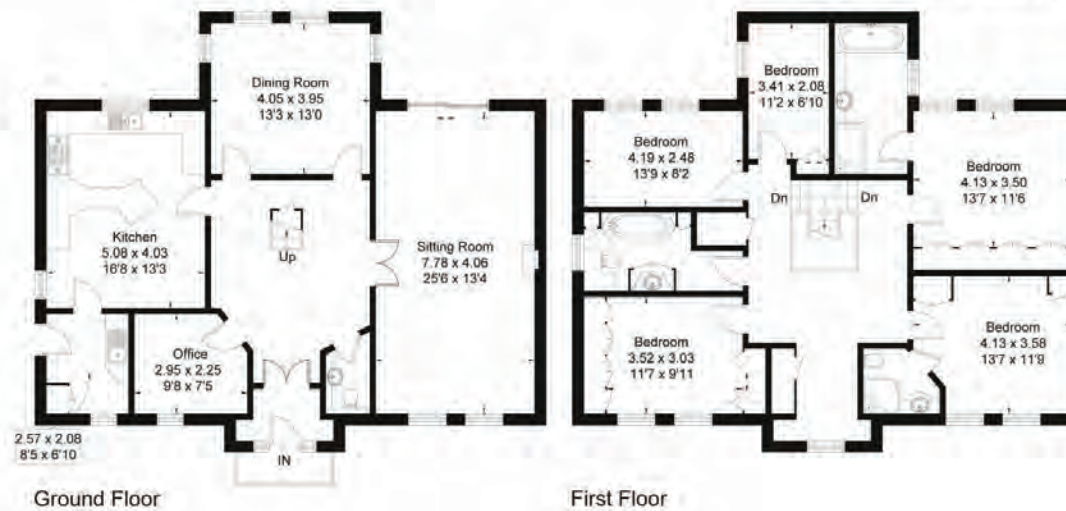
Website – For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>



Approximate Floor Area = 224.5 sq m / 2416 sq ft
 Outbuilding = 48.9 sq m / 526 sq ft
 Total = 273.4 sq m / 2942 sq ft



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 04.12.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



DAVID STEVENSON

PARTNER AGENT

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I've been a proud Gloucestershire resident for over 20 years, having moved here from Southwest London. With two children attending local schools in Charlton Kings, I'm actively involved in the PTFA and support their extracurricular activities, including hockey, football, netball, and cricket. Outside of family life, I love exploring the Cotswolds through walking, cycling, and my VW campervan. I'm also an avid golfer and enjoy Cheltenham's coffee culture and festivals, particularly the Literature, Jazz, and Science Festivals. Professionally, I've built a successful sales career with multiple national awards, bringing the same passion to my community involvement.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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