

Arle Road, Cheltenham, GL51 8LH

Guide Price £400,000







Arle Road

Cheltenham, GL51 8LH

This characterful three-bedroom detached home offers an appealing combination of generous living accommodation, period-inspired features and versatile additional spaces. Arranged over two floors with the added benefit of a cellar, the property includes two welcoming reception rooms, a spacious kitchen/dining room, utility room and ground-floor WC. Outside, the enclosed garden provides a combination of lawn and seating areas, while a substantial summer house with electricity offers excellent flexibility. A generous driveway provides off-road parking for up to four vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious and Characterful Family Home
- Two Generous Reception Rooms with Wood-Burning Stoves
- Driveway Parking for Multiple Vehicles
- Versatile Summer House with Electricity
- Practical Utility Room and Ground Floor Cloakroom
- Convenient Location Within Easy Reach of Local Amenities, Schools and Transport Links
















The Pod

This characterful three-bedroom detached home offers an appealing combination of generous living accommodation, original features and versatile additional spaces. Arranged over two floors with the added benefit of a cellar, the property includes two welcoming reception rooms, a spacious kitchen/dining room, utility room and ground-floor WC. Outside, the enclosed garden provides a combination of lawn and seating areas, while a substantial summer house with electricity offers excellent flexibility. A generous driveway provides off-road parking for up to four vehicles.

Entrance Hall: The entrance hall provides a welcoming introduction to the home, with stairs rising to the first floor and access leading through to the principal ground-floor rooms.

Sitting Room: A spacious and inviting sitting room with stripped wooden floorboards, an original beam and fire surround adding to the character of the space. A wood-burning stove creates an attractive focal point, while the generous proportions offer plenty of room for comfortable seating and accompanying furniture. A wide bay-style window arrangement brings an abundance of natural light into the room and creates an appealing additional area overlooking the greenery outside.

Reception Room: A characterful second reception room offering excellent versatility for use as a family room, dining room or additional sitting room. Stripped wooden floorboards complement the traditional feel, while an original beam and fire surround add further character. A wood-burning stove creates an attractive focal point, and the room extends into a bright bay-style area with windows across three sides, providing a natural space for a dining table, reading area or workspace and allowing plenty of natural light to fill the room.

Kitchen/Dining Room: Extending across the rear of the property, the kitchen/dining room provides an excellent everyday living and entertaining space. The kitchen is fitted with a comprehensive range of soft green cabinetry complemented by oak work surfaces, tiled splashbacks and a tiled floor. Integrated cooking appliances include a double oven and gas hob, while windows introduce plenty of natural light. The kitchen opens directly into a generous dining area with ample room for a substantial table and chairs. A patterned feature wall adds character, while French doors provide direct access to the garden, creating an easy connection between the indoor and outdoor spaces.

Utility Room: Positioned just beyond the kitchen/dining room, the separate utility room provides useful additional household space, with a Belfast-style sink, work surface and provision for laundry appliances. There is also room for further freestanding appliances and storage, helping to keep the main kitchen uncluttered.

WC: Accessed from the utility area, the ground-floor WC is fitted with a toilet and wash hand basin, with a window providing natural light.

Cellar: Stairs descend from the ground floor to a substantial cellar, providing valuable additional space and excellent storage.

Landing: The first-floor landing connects the three bedrooms and shower room, with natural light helping to create a bright transition between the rooms.

Bedroom One: A generous principal double bedroom with space for a substantial bed and additional freestanding furniture. A decorative beam brings further character to the room, while windows introduce good natural light. The proportions allow the room to comfortably accommodate wardrobes, drawers and additional bedroom furniture without compromising the sense of space.

Bedroom Two: Another comfortable double bedroom, presented with soft neutral tones and a decorative fireplace creating an attractive focal point. A front-facing window brings in natural light, with ample room for a double bed and freestanding storage.

Bedroom Three: A versatile third bedroom with painted floorboards and a front-facing window. Currently arranged to provide excellent clothing and storage space, its proportions allow it to function equally well as a bedroom, dressing room or dedicated home office depending on the requirements of the next owner.

Shower Room: The first-floor shower room is fitted with a contemporary suite comprising a generous walk-in shower enclosure with rainfall-style shower, wash hand basin with useful storage beneath and WC. Contrasting dark tiling defines the shower area, while a heated towel rail and window complete the room.

Outside: The enclosed garden provides an appealing extension of the living accommodation, combining an area of lawn with paved spaces suited to outdoor seating and dining. Established planting and boundary greenery soften the surroundings, while French doors from the dining area allow the garden to become a natural extension of the home during warmer months.

Summer House: Positioned within the garden is a substantial detached summer house with electricity. Finished internally to create a comfortable and highly usable space, it offers considerable flexibility and could suit a home office, studio, hobby room, gym or additional recreational space.

Parking: A generous private driveway provides off-road parking for up to four vehicles, a particularly useful feature of the property.

Additional Information:

Damp proofing completed in October 2026 with a 10 year warranty

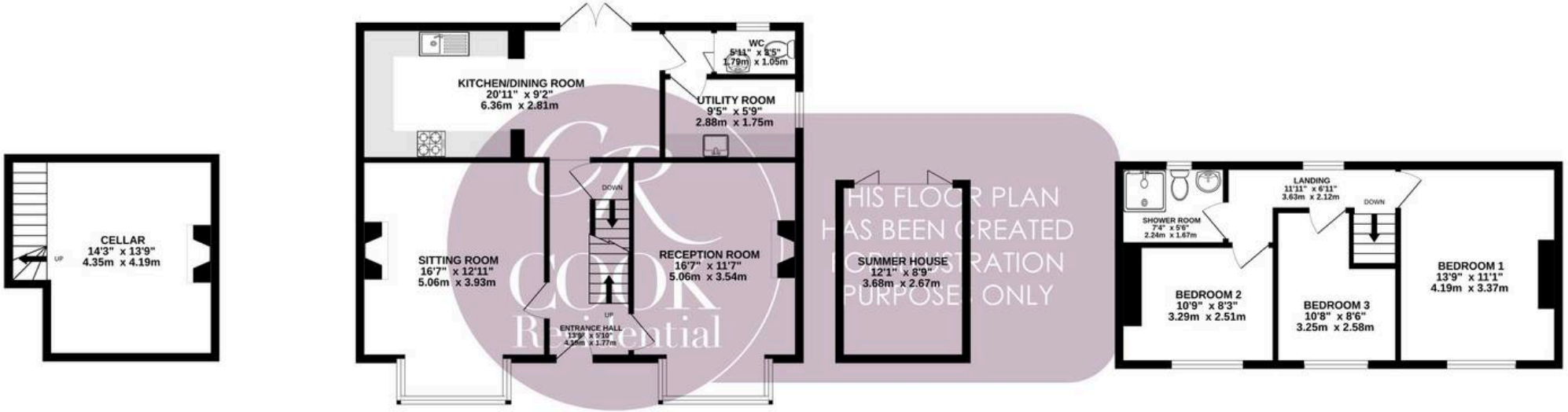
Location: The property is situated in an established residential area of Cheltenham, offering convenient access to a range of everyday amenities and transport connections. Cheltenham town centre is within easy reach and provides an extensive selection of shops, cafés, restaurants and leisure facilities, alongside the town's well-regarded cultural and festival scene. The position is also convenient for access towards the A40 and wider road network, making the property well placed for travel towards Gloucester and surrounding areas.

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BASEMENT
176 sq.ft. (16.3 sq.m.) approx.

GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
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TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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