



157 LONDON ROAD

Cheltenham GL52 6HN



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A substantial detached family house in priority catchment for Balcarras School with an extensive driveway and double garage.

			EPC
4	3	4	E
			

Local Authority: Cheltenham Borough Council
Council Tax band: E
Tenure: Freehold

Guide price: £975,000



LIVING

Occupying a prominent position on one of Cheltenham's principal residential roads, this substantial detached family house offers versatile accommodation extending to approximately 2,676 sq ft, including the attached double garage.

Set behind gates and approached via a generous private driveway providing extensive off-road parking plus an EV charger, the property combines impressive proportions with excellent family living space, arranged over three floors.

The ground floor is particularly well designed for modern family life, offering a series of well-balanced reception rooms including a sitting room, dining room and snug.





KITCHEN

At the heart of the home is a well-appointed kitchen which flows into a superb family room extension. Filled with natural light by an impressive glazed roof lantern and enjoying direct access to the garden, this outstanding space provides an ideal setting for everyday living, entertaining and family gatherings.



BEDROOMS

The first floor provides four well-proportioned bedrooms served by attractive bath and shower room facilities, finished in a contemporary style with quality tiling and modern fittings. The principal bedroom enjoys generous proportions, while the remaining bedrooms offer flexibility for family members, guests or home working. Occupying the entire second floor, a substantial loft room provides valuable additional accommodation and is perfectly suited as a home office, studio, gym, hobbies room or occasional guest space.

OUTSIDE

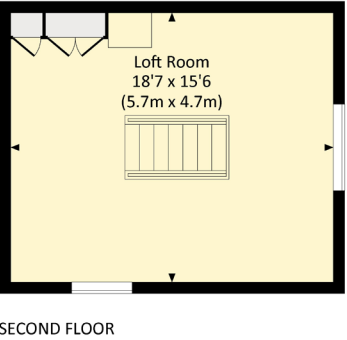
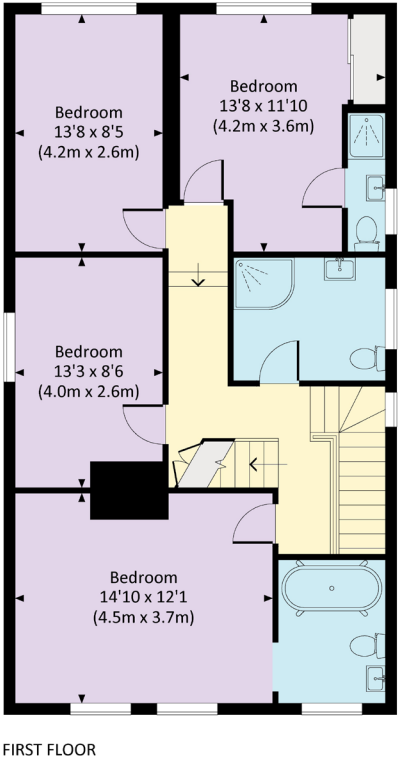
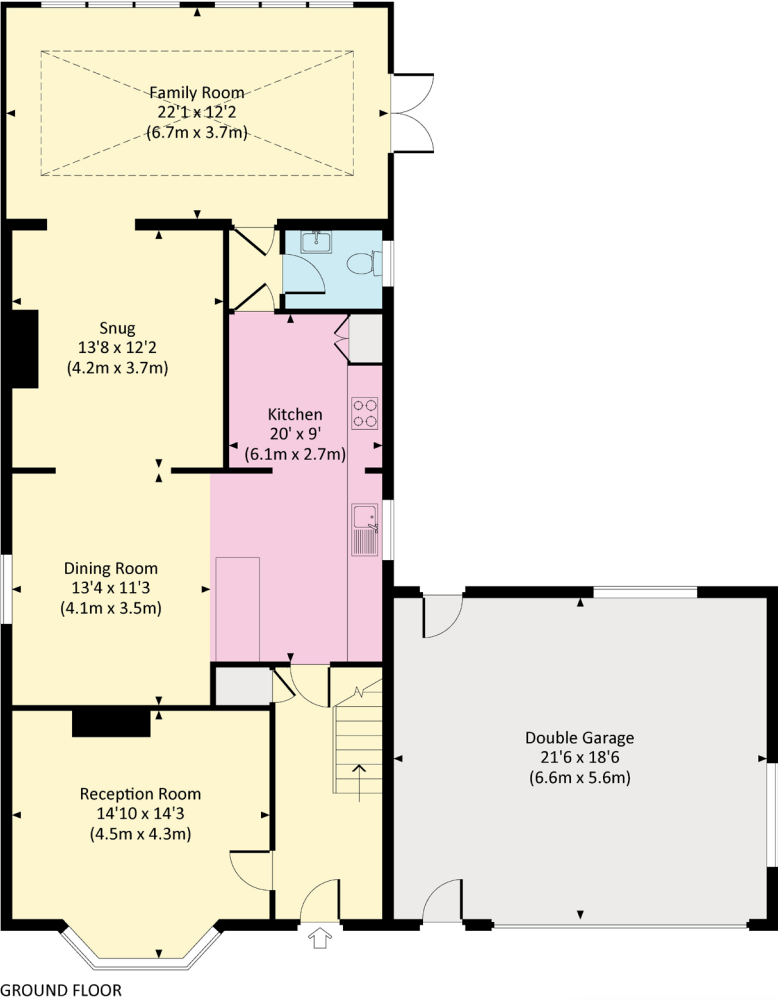
Outside, the rear garden is a particular feature of the property. Predominantly laid to lawn and framed by mature planting, it offers a private and established setting for recreation and entertaining. A charming timber pavilion serves as a unique focal point, creating an inviting space for outdoor dining and summer gatherings. Further enhancing the property's appeal is the attached double garage, offering excellent storage and secure parking. Together with the extensive driveway, the parking provision is exceptional for a property so conveniently located for Cheltenham town centre, highly regarded schools and excellent transport connections. The property also has an intruder alarm and CCTV.





LONDON ROAD, GL52

Approx. gross internal area 2278 Sq Ft. / 211.6 Sq M.
Approx. gross internal area 2676 Sq Ft. / 248.6 Sq M. Inc. Garage



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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