



46 Cheltenham Road  
Longlevens, Gloucester GL2 0LU



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 46 Cheltenham Road

## Longlevens, Gloucester GL2 0LU

Guide Price £700,000

**A STYLISH and ELEGANT 1930'S THREE BEDROOM DETACHED FAMILY HOME presented to a VERY HIGH STANDARD, STUNNING WRAP AROUND KITCHEN/FAMILY/ENTERTAINING ROOM with LARGE ROOF LANTERN, SITTING ROOM plus SEPARATE LOUNGE, SNUG, MASTER EN-SUITE with WALK-IN WARDROBE, SOUTH FACING LANDSCAPED GARDENS with SAUNA and HOT TUB, PARTIAL GARAGE and AMPLE OFF ROAD PARKING.**

The accommodation comprises entrance hall, lounge, sitting room, wrap around kitchen/family/entertaining room, snug, utility room and cloakroom. Whilst to the first floor three double bedrooms with an en-suite shower room and walk in wardrobe to bedroom one and family bathroom.

Number 46 also offers integral oak doors, integral Bosh appliances and coffee machine, built in speaker system/app, underfloor heating to the wrap around kitchen/family/entertaining room, three receptions with the snug being potential for a fourth, picture rails, original fireplaces, media walls, combination of double and triple glazing, gas central heating having a 2 year old boiler and air conditioning unit to the first floor.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House, which is dedicated to the author Beatrix Potter, can be found near the cathedral.

Gloucester has a wealth of facilities with many shops, eateries, sporting facilities etc. There is a hospital, various health care centres, library.

Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

Access to the motorway network is via the M5, which is a few minutes drive away.



Part glazed composite door leads into:

### **ENTRANCE HALL**

Stairs leading off to the first floor landing, various doors leading off, radiator, alarm system, herringbone flooring, upvc double glazed window to front aspect.

### **LOUNGE**

**11'92 x 11'93 (3.35m x 3.35m)**

An original attractive brick fireplace, Media wall, radiator, power points, upvc double glazed window to front aspect.

### **SITTING ROOM**

**14'92 x 12'01 (4.27m x 3.68m)**

A modern log effect gas fire remotely controlled, power points, picture rail, radiator, door through to the snug and opening through to:

### **KITCHEN/FAMILY/ENTERTAINING SPACE**

**30'9 x 24'24 (9.37m x 7.32m)**

Bespoke Shaker style kitchen comprising a range of base, drawer, wall mounted units and display cabinet, Chanel marble worksurface and splashback, Island housing the moulded wash hand basin and drainer with mixer tap over and further units below, integrated Bosh coffee machine, Samson American style fridge/freezer, two Bosh electric ovens, Bosh electric induction hob with extractor above, Bosh integral dishwasher, radiator, porcelain floor, underfloor heating, integral speakers, picture glass window, upvc fully glazed door to side aspect, upvc bifolding doors opening the whole space into the garden.

### **UTILITY ROOM**

**5'90 x 5'55 (1.52m x 1.52m)**

Bespoke Shaker style units, plumbing and space for automatic washing machine and tumble dryer, victorian ainer, cupboard housing the boiler supplying domestic hot water and central heating (installed two years ago), porcelain floor, upvc triple glazed window to side aspect, door into:





### **CLOAKROOM**

Modern vanity wash hand basin with Chanel marble worksurface and unit below, close coupled w.c., tiled walls and flooring, radiator, triple glazed opaque window to side aspect.

### **SNUG**

**13'13 x 8'05 (3.96m x 2.57m)**

Radiator, power points, triple glazed window to rear aspect.

From the entrance hallway stairs lead to the first floor.

### **LANDING**

Two storage cupboards, one formerly the airing cupboard with hanging rails and shelving, various doors leading off, access to the fully insulated roof space.

### **BEDROOM 1**

**15' x 11'38 (4.57m x 3.35m)**

Bespoke fabric wall, air conditioning unit, radiator, inset ceiling spotlights, picture rail, triple glazed window overlooking the delightful private garden, door through to:

### **EN-SUITE/DRESSING ROOM**

**12'98 x 5'3 (3.66m x 1.60m)**

Fully tiled shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator, triple glazed window to side aspect.

### **BEDROOM 2**

**12' x 11'98 (3.66m x 3.35m)**

Attractive painted original fireplace, radiator, power points, inset ceiling spotlights, picture rail, double glazed window to front aspect.

### **BEDROOM 3**

**9'86 x 8'60 (2.74m x 2.44m)**

Storage cupboard with shelving, radiator, power points, inset ceiling spotlights, picture rail, upvc triple glazed window to rear aspect overlooking the delightful private rear gardens.

### **BATHROOM**

**11'45 x 5'56 (3.35m x 1.52m)**

White suite comprising original cast roll top bath, pedestal wash hand basin, low level w.c., part tiled walls, heated towel rail, upvc double glazed window to side aspect.



## OUTSIDE

To the front there are electric double gates that lead onto a tarmac driveway providing ample off road parking which in turn leads to an:

## ATTACHED PARTIAL GARAGE

Electric opening door, power and lighting.

There is also a gravelled area, retaining built up wall, mature trees and is all enclosed by a combination timber panel fencing.

The rear south facing gardens are private and have been beautifully landscaped with meandering pathways. The garden is well stocked with an abundance of flora and fauna which ensures wonderful colours throughout each season.

There is a sauna and a separate hot tub, both ideal for relaxing after a long day at work, and a pathway leads to the bottom of the garden with a hidden seating area. The gardens are private and all enclosed by fencing.

## SERVICES

Mains water, drainage, electricity and gas.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: E  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.





## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

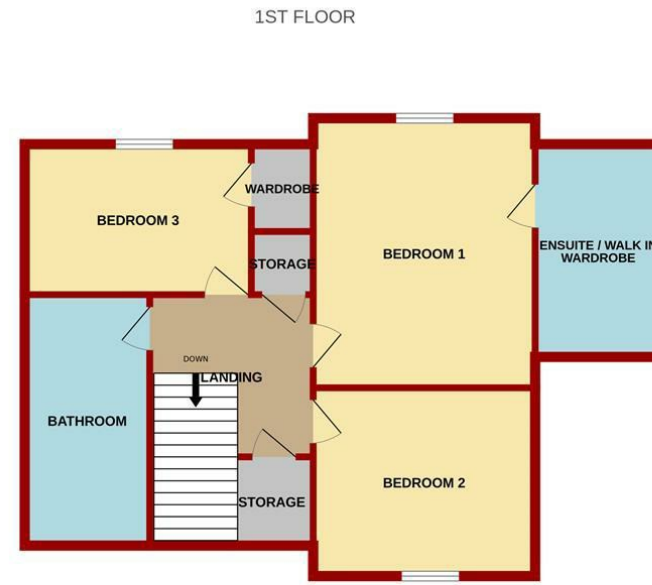
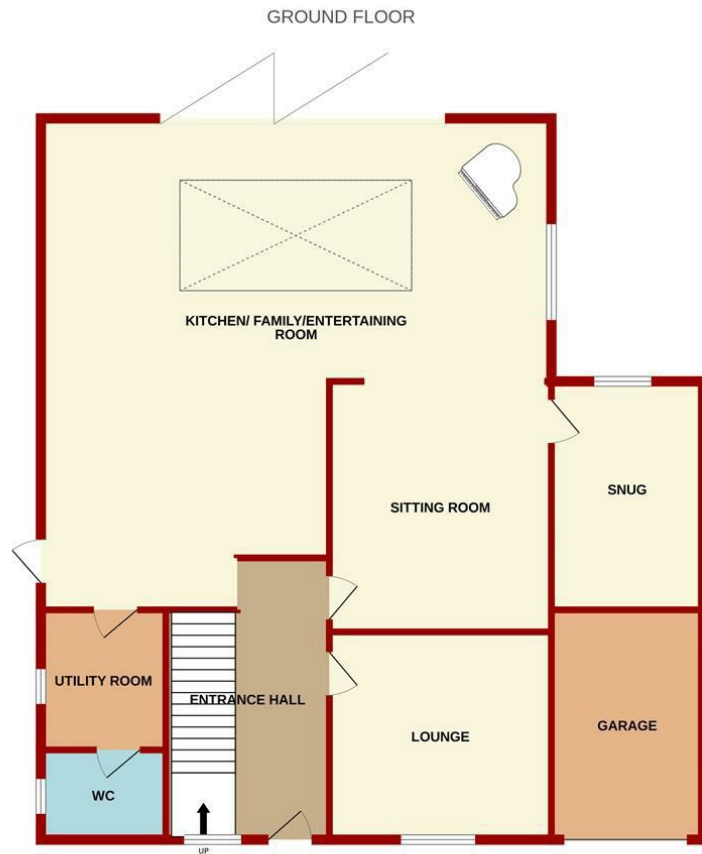
## DIRECTIONS

what3words: ///press.bottle.plots

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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