

# 2 MERESTONES DRIVE

THE PARK, CHELTENHAM,  
GLOUCESTERSHIRE, GL50 2SS





Measuring approx.1,690sq.ft. over just two floors, this deceptively spacious and remarkably versatile modern detached family home occupies a corner plot position in a peaceful location in The Park.

The property offers a highly flexible ground floor layout with excellent scope for reconfiguration and enhancement to suit a variety of lifestyles. In particular, the existing floor plan presents an exciting opportunity to create versatile accommodation, making it ideally suited to multi-generational living or growing family needs.

The current ground floor arrangement comprises a series of well-proportioned and versatile reception rooms with a natural flow, lending themselves equally well to family living or home working. The flexible layout also provides the potential to create additional bedroom accommodation, alongside a study, snug or playroom, depending on individual requirements.

The first floor offers two double bedrooms and a generous single bedroom, all served by a family bathroom and complemented by useful built-in storage.

Outside, the mature west-facing garden enjoys a high degree of privacy and provides an attractive setting for family life and outdoor entertaining. Laid predominantly to lawn with established planting, it also benefits from a garden shed, offering practical outdoor storage. To the front, a driveway provides off-road parking for three vehicles and leads to the double garage.

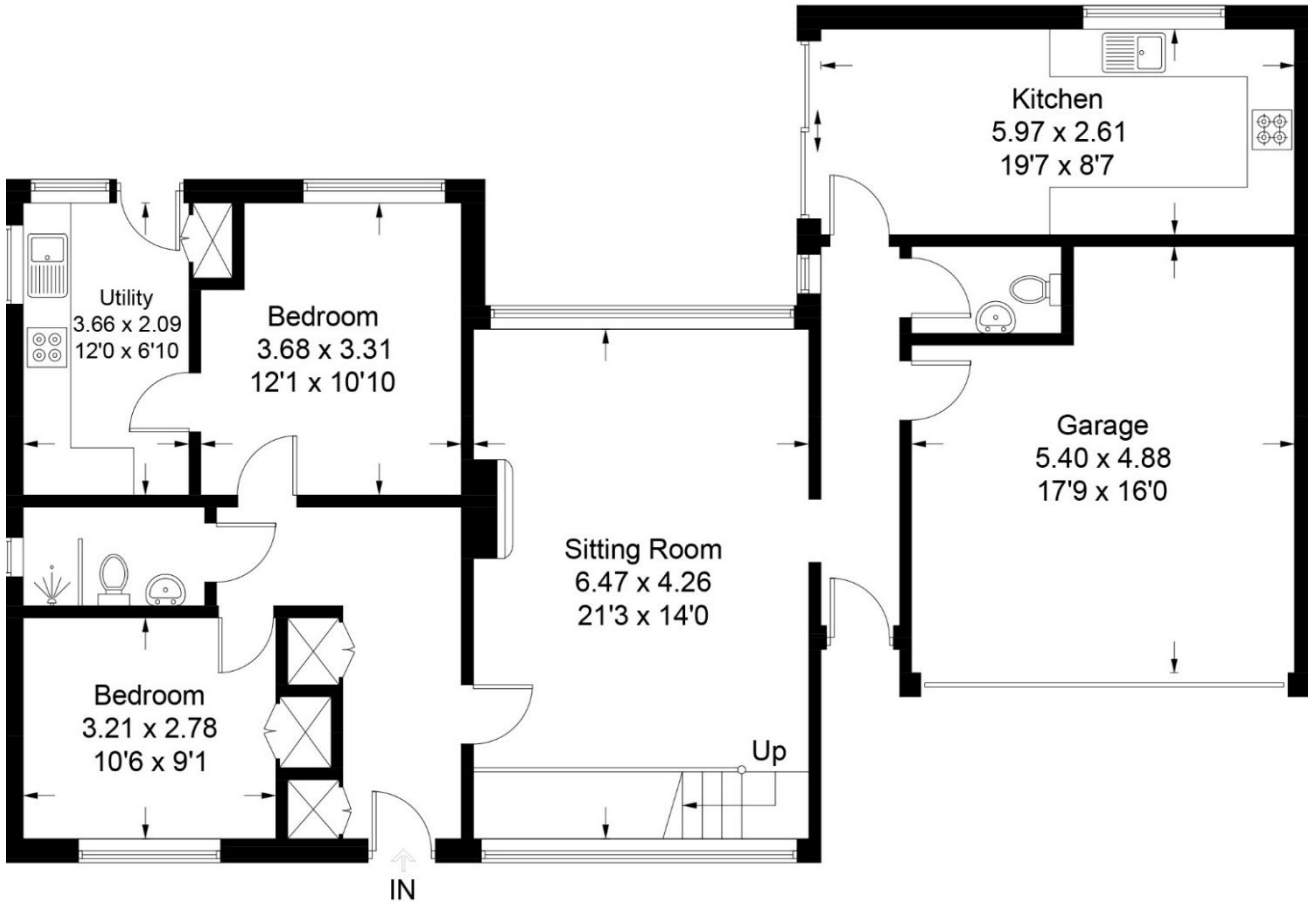
Situated in one of Cheltenham's most sought-after residential areas, the property enjoys a peaceful setting while remaining within walking distance of St James' Primary School, Bournside School, Tivoli, Bath Road, Montpellier and the town centre.



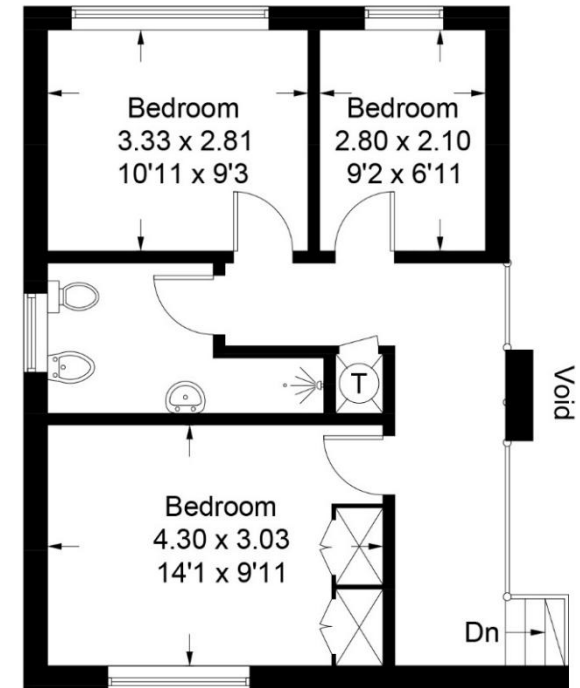


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Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft  
(Including Garage / Excluding Void)



**Ground Floor**



**First Floor**



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

#### **COUNCIL TAX BAND**

Band (E) - £2,622.38pa. 2026/2027.

#### **EPC RATING**

Current: 62.

Potential: 75.

#### **VIEWINGS**

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722.

#### **Charles Lear & Co.**

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