

4 ST STEPHENS CLOSE,

THE PARK, CHELTENHAM,  
GLOUCESTERSHIRE, GL51 3BH





Tucked away in a particularly convenient, peaceful and private location, number 4 St Stephens Close is a rare opportunity to acquire a semi-detached property, one of just four, standing in a prime location just off St Stephens Road.

The property requires a general programme of updating and benefits from an en-bloc single garage with a parking space at the side, unusually generous gardens at the front side and rear and is also offered with no onward chain.

The accommodation is arranged over two floors and comprises of an entrance hall with a cloakroom and useful storage, a particularly well-proportioned light and airy sitting/dining room with an adjoining conservatory which overlooks and has access to the garden and a fitted kitchen, which also has access to the garden.

On the first floor is a spacious landing with an airing cupboard, off which are three bedrooms, two of which are generous doubles and a generous single, in addition there is a shower room.

A particular feature of the property is the garden which is considerably larger than might be expected for a property of this type. Enjoying a good degree of privacy, it has historically been landscaped for ease and planted with an abundance of flowers, shrubs and trees, the garden is tranquil and private with various seating areas for outside dining and entertaining. The garden also has a practical rear access for bins etc which leads to the garaging and parking.

The location is a major attraction, tucked away from the road yet within easy reach of a wide range of everyday amenities on the vibrant Bath Road, in Montpellier & Tivoli including an excellent choice of independent shops, local schools and recreational facilities including Hatherley Park. Transport links also close at hand, the M5 motorway at Junction 11 and Cheltenham Spa rail station are both within a 10 minute drive.

Whilst the property does require modernisation it offers a purchaser an exciting opportunity and a considerable amount of potential particularly where the rarity of the plot size and the quality of the location provide a strong foundation.



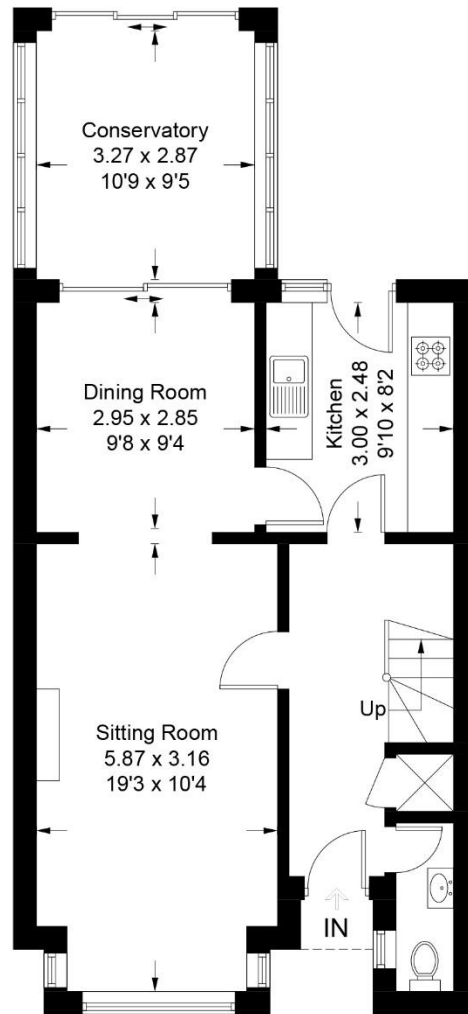


# St. Stephens Close

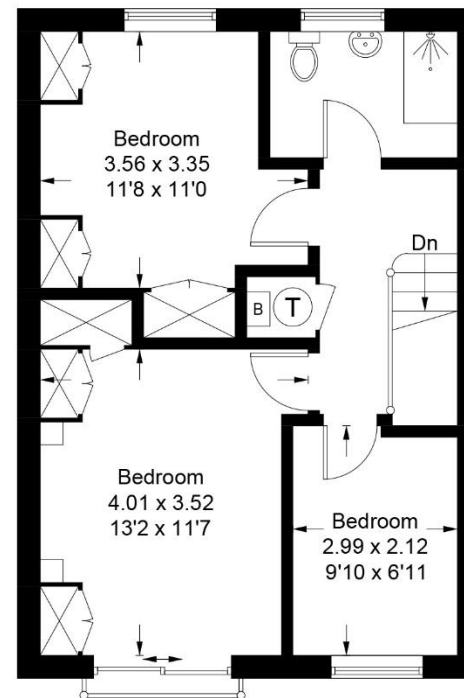
Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft

Garage = 11.7 sq m / 126 sq ft

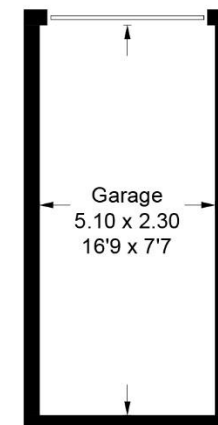
Total = 113.2 sq m / 1218 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343132)



#### **GENERAL INFORMATION**

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

There is a covenant in place preventing the erection of an additional dwelling in the garden.

**EPC**  
TBC

**COUNCIL TAX BAND**  
(C) - £2,094.36pa. (2026/2027).

**TENURE**  
Freehold.

**VIEWINGS**  
Strictly by prior appointment through the sole agents, Charles Lear & Co.  
on 01242 222722.

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

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