



43 Evesham Road, Bishops Cleeve, GL52 8SA

£1,200,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

An Impressive and Beautifully Extended Five Double Bedroom Detached Residence in the Heart of Bishops Cleeve.

Positioned within a sought-after residential quarter of Bishops Cleeve, this exceptional five double bedroom detached home offers over 2,300 sq ft of thoughtfully designed accommodation, perfectly blending classic character with contemporary family living.

The property makes an immediate statement on arrival, set back behind a generous driveway providing ample off-road parking and access to an integral garage. Internally, the home has been significantly enhanced by superb side and rear extensions, creating a striking sense of space and flow throughout the ground floor.

At the heart of the home lies a stunning open-plan kitchen, dining and living area, flooded with natural light and designed for both everyday family life and entertaining. The sleek kitchen features a substantial central island, high-quality cabinetry and integrated appliances, seamlessly connecting to the dining and seating areas. Wide bi-folding doors open directly onto the rear garden, effortlessly bringing the outdoors in.

Complementing this impressive space is a separate formal living room, ideal for quieter evenings, along with a cosy snug, perfect as a playroom, home office or additional sitting room. Practicality is well catered for with a useful laundry room and ground floor WC.

Upstairs, the first floor offers five well-proportioned double bedrooms, all served by multiple modern bath and shower rooms, making this an ideal home for larger families or those seeking flexible accommodation for guests/ home working.

Externally, the enclosed rear garden is a true highlight. Thoughtfully landscaped, it boasts a generous lawn, a stylish patio area, multiple seating zones for entertaining, hot tub, and an impressive outdoor cooking station—perfect for summer gatherings and al fresco dining. The garden enjoys a good degree of privacy and provides a wonderful extension of the living space

Agents Note.
Freehold
EPC Rating: D61
Tewkesbury Borough Council Band: F
Mains Gas, Electric and Water are connected.

Flood Risk:
Rivers & Seas - Very Low
Surface Water - Very Low

Broadband (estimated speeds)
Standard 14 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

- Beautifully Extended Five Double Bedroom Detached Family Home
- Multiple Reception Rooms Including Formal Living Room And Cosy Snug, Ideal For Modern Family Living Or Home Working
- Five Generous Double Bedrooms Served By Multiple Modern Bath And Shower Rooms
- Ample Off-Road Parking With Driveway And Integral Garage
- EPC Rating: D61
- Impressive Open-Plan Kitchen, Dining And Living Space With Central Island And Seamless Garden Access Via Bi-Fold Doors
- Contemporary Kitchen With High-Quality Finishes, Integrated Appliances And An Excellent Entertaining Layout Working
- Landscaped, Enclosed Rear Garden Featuring A Generous Lawn, Stylish Patio, Multiple Seating Areas And An Outdoor Cooking Station
- Sought-After Bishops Cleeve Village Location, Close To Excellent Schools, Local Amenities And transport Links To Cheltenham
- Council Tax Band: F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		





Floor 0



Floor 1



Approximate total area⁽¹⁾
2322 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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