



Exmouth Street, Cheltenham, GL53 7NR

Guide Price £475,000



## Exmouth Street

Cheltenham, GL53 7NR

A characterful and thoughtfully extended three-bedroom period home, offering approximately 917 sq. ft. of accommodation arranged across three floors. The property successfully combines period features with contemporary additions, including a stylish kitchen, an impressive dining extension opening directly onto the garden and a two-storey rear extension which has enhanced the accommodation. Further highlights include two bath/shower rooms, a versatile top-floor bedroom, a generous rear garden and summer house.

Council Tax band: B

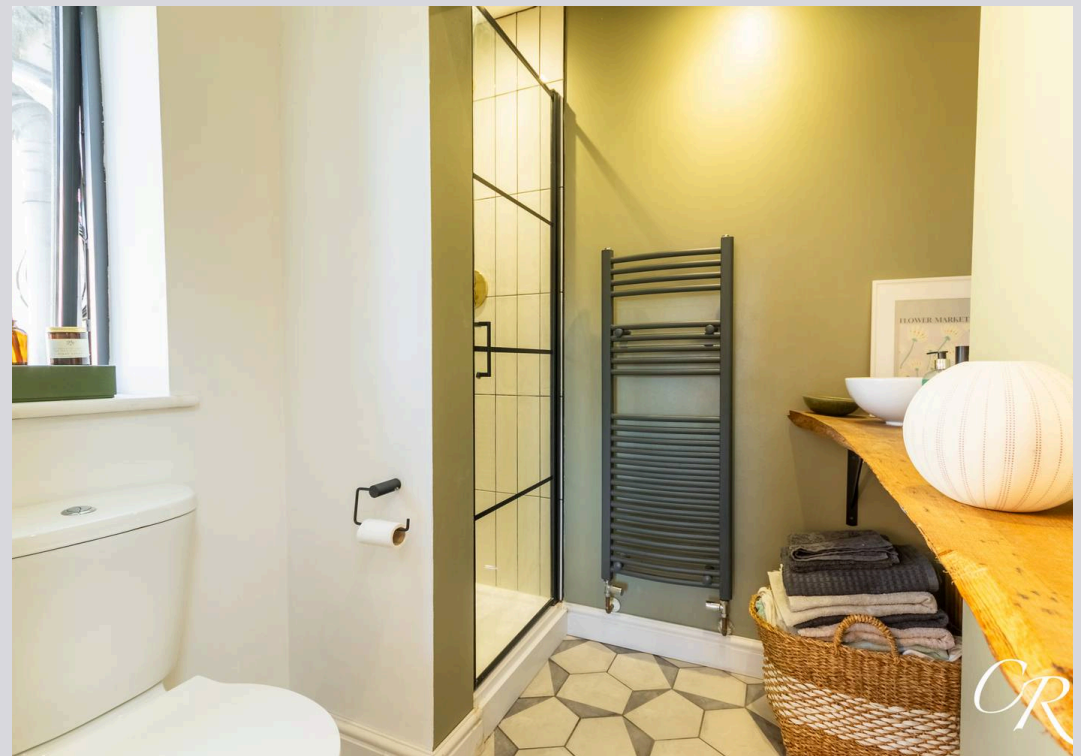
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three-bedroom period home arranged over three floors
- Impressive two-storey rear extension enhancing the living accommodation
- Stylish extended kitchen/dining room with bi-fold doors onto the garden
- Principal bedroom with en-suite shower room and Velux roof windows
- Generous rear garden with decked entertaining area and summer house
- Freehold with unallocated on-road parking and no permit restrictions









A characterful and thoughtfully extended three-bedroom period home, offering approximately 917 sq. ft. of accommodation arranged across three floors. The property successfully combines period features with contemporary additions, including a stylish kitchen, an impressive dining extension opening directly onto the garden and a two-storey rear extension which has enhanced the accommodation. Further highlights include two bath/shower rooms, a versatile top-floor bedroom, a generous rear garden and summer house.

**Sitting Room:** The front door opens directly into a welcoming sitting room, where the period character of the property is immediately apparent. A decorative cast-iron fireplace forms an attractive focal point, complemented by a fitted corner cupboard and wood-effect herringbone flooring. A front-facing window with shutters provides natural light, while the room offers comfortable space for seating and additional furniture.

**Kitchen/Dining Room:** Extending across much of the ground floor, the kitchen/dining room is a particular highlight of the home and incorporates the ground-floor element of the two-storey rear extension. The kitchen is fitted with a smart range of dark Shaker-style cabinetry, complemented by light work surfaces, metro-style tiled splashbacks and brass-effect handles. A ceramic Belfast-style sink adds further character, while integrated appliances include an oven and microwave positioned at eye level.

The herringbone-style flooring continues through the space into the extended dining area, creating a cohesive finish. Designed with entertaining and everyday living in mind, there is ample room for a dining table and chairs. Large glazed panels and bi-fold doors introduce an abundance of natural light and provide an attractive outlook over the garden, while allowing the room to open directly onto the outside space during the warmer months.

**First-Floor Landing:** Stairs rise to the first-floor landing, which provides access to two bedrooms and the bathroom, with a further staircase continuing to the top floor.

**Bedroom One:** Positioned within the two-storey rear extension, the principal bedroom is a bright double room with a vaulted ceiling adding a sense of height and space. A rear-facing window overlooks the garden, while multiple Velux roof windows introduce additional natural light from above. The room comfortably accommodates a double bed and freestanding bedroom furniture and benefits from its own en-suite shower room.

**En-Suite Shower Room:** The en-suite is finished in a contemporary style and comprises a walk-in shower enclosure with contrasting black-framed screen, WC and wash basin. A heated towel rail, patterned flooring and a window providing natural light complete the room.

**Bedroom Two:** Located towards the front of the property, the second bedroom is another well-proportioned double room. A front-facing window with shutters provides plenty of natural light, while there is space for bedroom furniture and a desk, making the room equally suitable as a bedroom with a dedicated study area.

**Bathroom:** The first-floor bathroom combines traditional styling with a clean contemporary finish. It comprises a freestanding-style bath with shower above and glazed screen, WC and wash basin with vanity storage beneath. Metro-style wall tiling, patterned flooring and a rooflight complete the space.

**Bedroom Three:** Occupying the second floor, the third bedroom offers a particularly versatile additional space. The room is generously proportioned, with areas suitable for bedroom furniture and storage, together with a decorative cast-iron fireplace adding character. Its position on the upper floor provides a degree of separation from the other bedrooms, making it well suited as a bedroom, guest room or home working space.

**Garden:** The rear garden offers a good balance of spaces for relaxing, entertaining and gardening. Immediately beyond the dining room is a decked seating area, creating a natural extension of the indoor living space and providing plenty of room for outdoor furniture. Steps lead through further planted and lawned sections, with established greenery and an attractive mature olive tree adding interest. The garden's generous length is particularly apparent from the rear of the property.

**Summer House:** Positioned towards the end of the garden is a substantial timber summer house, providing useful additional space away from the main accommodation. This could lend itself to a variety of uses depending on a purchaser's requirements.

**Parking:** Unallocated on-road parking is available locally, and the property is not situated within a permit parking zone.

#### **Additional Information:**

Tenure: Freehold

Council Tax Band: B - Cheltenham Borough Council

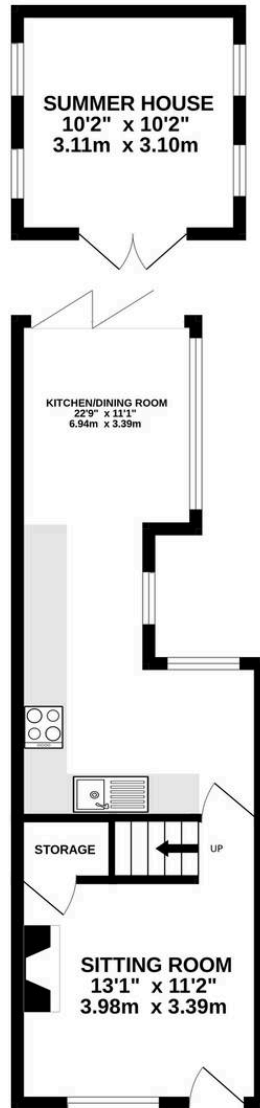
EPC: TBC

**Location:** The property is particularly well positioned for the highly regarded Bath Road area, which is just a few minutes' walk away and is one of Cheltenham's most established and popular neighbourhoods. Bath Road offers an excellent range of independent shops, coffee shops, pubs and restaurants, alongside useful everyday amenities, giving the area a vibrant yet community-focused feel. The property is also conveniently placed for Cheltenham town centre, Montpellier and The Suffolks, providing easy access to an even wider selection of shops, restaurants and leisure facilities. For those who enjoy outdoor space, a number of parks and green spaces are also within easy reach, making this a particularly convenient location from which to enjoy Cheltenham.

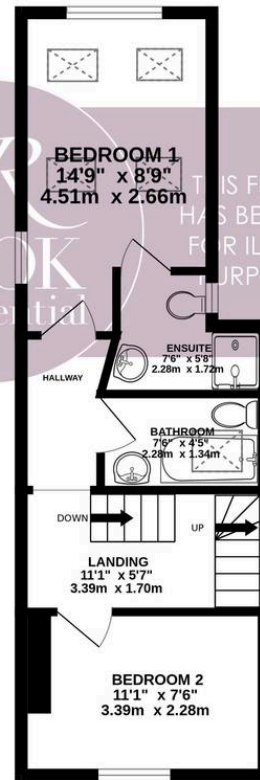
**Disclaimer:** These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and for guidance purposes only. Fixtures, fittings, services and appliances have not been tested, and no guarantee can be given that they are in working order. Prospective purchasers are advised to satisfy themselves through inspection and/or their own enquiries.



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR  
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.