



kw



95 Denman Avenue

Cheltenham

Guide Price: £425,000

An immaculate detached home with an open green outlook, minutes from Pittville Park



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KELLERWILLIAMS

Introducing

Denman Avenue



A tranquil modern home, close to Pittville Park

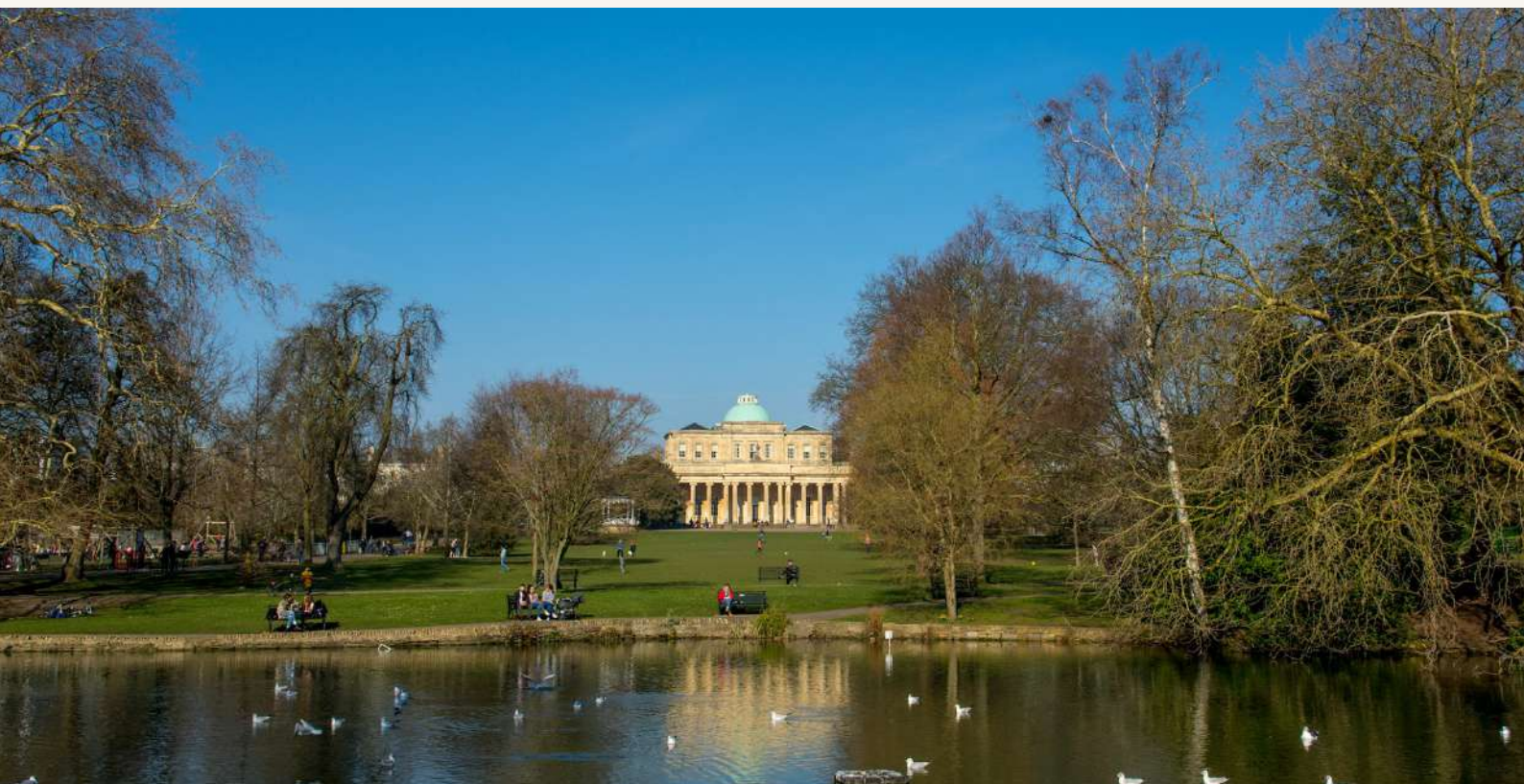
Set on a quiet, no-through road on the sought-after Pittville side of Cheltenham, 95 Denman Avenue is a detached modern home that pairs easy contemporary living with a genuinely tranquil, tucked-away setting. Built in 2015 and immaculately kept, it looks out across a beautiful green tree line and brook, with a frontage that instills peace and serenity and a pleasure to return home to.

Inside, the accommodation is bright, comfortable and beautifully presented, the kind of home that simply works and asks nothing of you but to move straight in. A kitchen and dining area opens to the rear garden and draws the outside in, while to the rear a private, enclosed south-facing garden catches the sun throughout the year, ideal for relaxing or entertaining through the warmer months. A private driveway and garage add everyday convenience to the side.

Then there is the position. Secluded and peaceful, yet minutes on foot from Pittville Park and its lakes, the Honeybourne Line walking and cycle path, a children's play park and well-regarded local schools, whilst Cheltenham's Regency town centre, train station and the A40 and M5 all close by. A calm, private corner to come home to, with the best of Cheltenham within walking distance.

Key Features

- IMMACULATELY PRESENTED DETACHED MODERN HOME
- THREE BEDROOMS, PRINCIPAL WITH EN-SUITE
- GROUND-FLOOR WC / CLOAKROOM
- FAMILY BATHROOM
- BRIGHT, WELL-PROPORTIONED LIVING SPACE
- KITCHEN AND DINING ROOM OPENING TO THE REAR GARDEN
- PRIVATE, ENCLOSED SOUTH-FACING REAR GARDEN
- GARAGE AND DRIVEWAY, PARKING FOR TWO CARS
- PLEASANT FRONTAGE OVERLOOKING THE BROOK AND GREENERY
- QUIET, NO-THROUGH ROAD ON THE SOUGHT-AFTER PITTVILLE SIDE OF CHELTENHAM
- WALKING DISTANCE TO PITTVILLE PARK, THE HONEYBOURNE LINE, LOCAL SHOPS AND SCHOOLS
- CHELTENHAM TOWN CENTRE AND SPA STATION CLOSE BY
- ENERGY EFFICIENT WITH EPC C RATING
- OFFERED FREEHOLD



Welcome to CHELTENHAM



An Elegant Regency Town with Festival Spirit

Cheltenham is a town that inspires genuine devotion. An elegant Regency spa town set on the edge of the Cotswolds, it blends handsome period architecture and wide, tree-lined avenues with a cultural life few towns of its size can rival.

The town centre is a pleasure in its own right, from the boutiques and pavement cafés of Montpellier and the Promenade to an exceptional range of independent shops, restaurants and galleries. Cheltenham's calendar is world-renowned, with major festivals of literature, jazz, science, music and food drawing visitors from across the country, while Cheltenham Racecourse and the Gold Cup put the town firmly on the international map each spring.

Closer to home, the Wyman's Brook and Pittville quarter offers the best of both worlds. Pittville Park, one of the finest Regency parks in the country with its ornamental lake and Pump Room, is a five-minute walk away, while Wyman's Brook and open green space sit right to the front. The Prince of Wales Stadium and leisure centre are moments away, and from there the Honeybourne Line, a flat, traffic-free walking and cycling route along a former railway, runs straight into the centre, so you can reach the shops and Cheltenham Spa station.

Natural Beauty & Greenspace

- Pittville Park, one of the finest Regency parks in the country, with its lakes, resident swans, wildlife and Pump Room, a five-minute walk away
- Wyman's Brook and open green space directly to the front
- On the edge of the Cotswolds Area of Outstanding Natural Beauty
- Cleeve Hill and Cleeve Common, the highest point of the Cotswolds, and Swindon Village Park all close by

Education

- Gardners Lane Primary School within close proximity (0.2 miles)
- Pittville School (secondary) under a mile away
- Two of the country's top state schools nearby: Pate's Grammar and Balcarras, both rated Outstanding
- Renowned independents including Cheltenham College, Cheltenham Ladies' College and Dean Close

Connectivity

- The Honeybourne Line on the doorstep: a flat, traffic-free walking and cycling route along a former railway, running from the nearby Prince of Wales Stadium into the town centre and Cheltenham Spa station, and connecting to the wider Gloucestershire Cycle Spine
- Cheltenham Spa station around 1 and a half miles away: direct trains to London Paddington from under two hours
- Regular services to Bristol, Birmingham, Gloucester and Cardiff
- M5 close by for Bristol, Birmingham and the South West
- Town centre a 20-minute walk or short cycle

Nearby Recreation

- A children's play park 2 minutes walk from the property
- Prince of Wales Stadium and Leisure at Cheltenham: swimming, diving, health spa, gym and a 400m athletics track, moments away
- Pittville Park lakes, with boating, play areas and skate park
- Golf at Cleeve Hill and courses around the town
- World-famous racing at Cheltenham Racecourse, home of the Gold Cup



Denman Avenue

Cheltenham



A Look Inside

DENMAN AVENUE























Property Details

Internal

Entrance Hall: Large central hallway

Cloakroom / WC: Fitted with WC and wash basin, with handy under stairs storage.

Reception Room - 16'10" x 11'10" (5.14m x 3.60m): A bright, well-proportioned living room at the rear of the house. A second door connects directly through to the kitchen and dining room.

Kitchen / Dining Room - 24'6" x 8'0" (7.46m x 2.43m): The full-depth heart of the home. The kitchen is fitted with a range of modern cream gloss units and contrasting black work surfaces with integrated appliances. The dining area sits to the rear, with French doors providing access the rear garden

First Floor

Bedroom 1 (Principal) - 14'2" x 11'4" (4.33m x 3.45m): A generous principal bedroom with fitted mirrored wardrobes and its own en-suite, comprising shower cubicle, WC and wash basin.

Bedroom 2 - 9'10" x 9'4" (2.99m x 2.84m): A comfortable double bedroom to the front, looking out over the greenery.

Bedroom 3 - 10'10" x 8'10" (3.29m x 2.68m): A well-proportioned third bedroom overlooking the rear garden, currently used as a home office and equally suited to either.

Family Bathroom: Well-appointed, with bath and shower over with glazed screen, WC and wash basin.

External

Rear Garden: A private, enclosed south-facing garden, with a patio opening from the kitchen, a level lawn and established borders.

Garage & Driveway - Garage 17'0" x 9'0" (5.19m x 2.74m): A single garage with private driveway, providing off-road parking for two cars.

Frontage: To the front, an open green outlook rather than facing neighbours, with the brook and landscaped green space directly ahead. Footpaths lead straight into the wider development's green infrastructure and footpath network, with a children's play park a quick three-minute walk away. From here you can also pick up the broader walking, running and cycling routes, including the traffic-free Honeybourne Line into the heart of Cheltenham.



Denman Avenue

Cheltenham

TECHNICAL DETAILS

- Tenure: Freehold
- EPC Rating: C (valid until 23 February 2036)
- Council Tax: Band D, £2,356 per annum
- Heating: Gas central heating
- Broadband: Full fibre to the premises (FTTP)
- Mobile: Good coverage
- Mains electricity, gas, water and drainage
- Estate charge: c.£360 p.a.

ENERGY EFFICIENCY

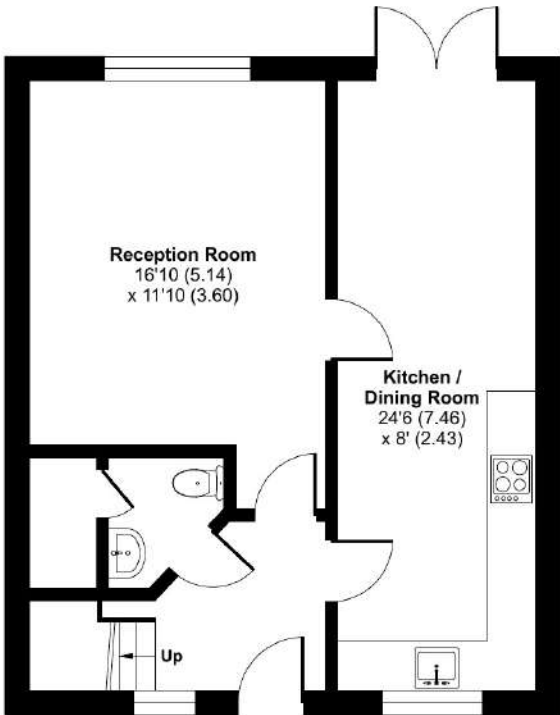
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

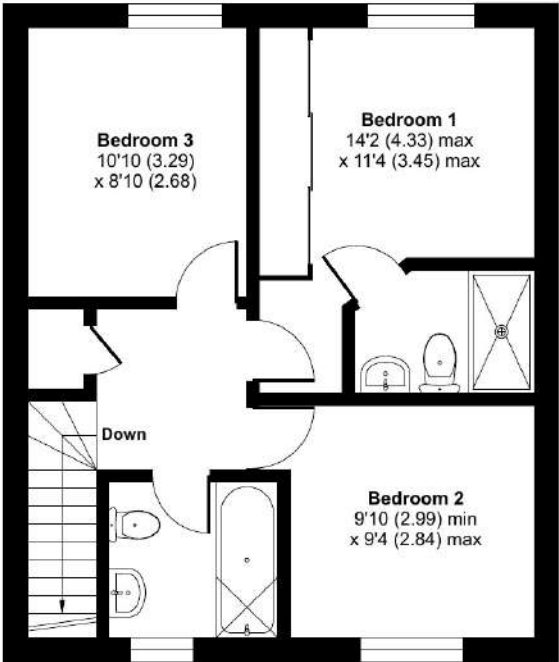


Denman Avenue, Cheltenham, GL50

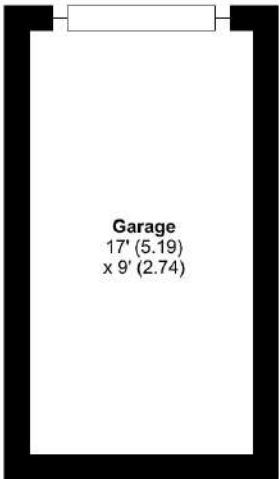
Approximate Area = 996 sq ft / 92.5 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1149 sq ft / 106.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Adam Clegg (Keller Williams). REF: 1495349

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

95 Denman Avenue
Cheltenham

Buy Me!



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Independent Estate Agency · Gloucestershire & Stroud