



Fiddlers Green Lane, Cheltenham, GL51 0TD

Guide Price £580,000





75 Fiddlers Green Lane

Cheltenham, GL51 0TD

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantially Extended Detached Family Home
- Stunning Open-Plan Kitchen/Dining/Family Room With Bi-Fold Doors To The Garden
- Five Versatile Bedrooms And Ensuite To Principal Bedroom
- South-Westerly Facing Landscaped Rear Garden
- Driveway Parking & Integral Garage With Internal Access
- Easy Accesses To Commuter Routes And The Town Centre





A beautifully presented and substantially extended detached family home, offering spacious and versatile accommodation approaching 1,500 sq.ft. Thoughtfully improved by the current owners, the property combines modern open-plan living with practical family space, featuring a stunning kitchen/dining/family room extension, five bedrooms, landscaped south-westerly facing garden, integral garage, and driveway parking.

Entrance Hall: A welcoming entrance hall with stairs rising to the first floor and doors leading to the principal ground floor accommodation.

Sitting Room: A generous reception room enjoying an abundance of natural light from the front aspect window. Finished with wood effect flooring and neutral décor throughout, this spacious room offers an ideal space for both relaxing and entertaining.

Kitchen/Dining/Family Room: Undoubtedly the heart of the home, this impressive extended open-plan space has been beautifully designed for modern family living. Two sets of bi-fold doors open directly onto the rear terrace and south-westerly facing garden, creating seamless indoor-outdoor living and flooding the room with natural light. The kitchen is fitted with a comprehensive range of gloss units complemented by wooden worktops, a large central island with breakfast bar seating and inset sink, extensive storage, recessed spotlighting, and a range cooker with extractor hood over. Integrated appliances include a dishwasher, wine fridge, and fridge freezer. There is ample space for both dining and relaxed seating areas, making this an exceptional social and entertaining space.

Utility Room: Positioned off the kitchen, the utility room offers further storage, wooden worktops, Belfast-style sink, space for freestanding appliances, side access, and pedestrian access through to the integral garage.

Cloakroom: A modern downstairs cloakroom fitted with a low-level WC and wash hand basin with vanity storage beneath, complemented by stylish mosaic-style tiling details.

Landing: Providing access to the first-floor accommodation.

Bedroom One: A spacious principal bedroom overlooking the rear garden, offering ample space for bedroom furniture and benefiting from a contemporary ensuite shower room.

Ensuite: Fitted with a modern suite comprising a fitted large walk-in shower enclosure, low-level WC, wash hand basin with vanity storage, heated towel rail, and contemporary tiled walls.

Bedroom Two: A generous double bedroom enjoying a pleasant outlook over the front aspect.

Bedrooms Three, Four & Five: The remaining bedrooms offer excellent versatility for modern family living and could be utilised as additional bedrooms, dressing rooms, nurseries, hobby rooms, or home office space. Bedroom Four additionally benefits from loft access.

Family Bathroom: Beautifully appointed with contemporary tiling and fitted with a white suite comprising a panelled bath with shower over and glass screen, low-level WC, wash hand basin with vanity storage, heated towel rail, and an airing cupboard providing useful additional storage.

External: To the front, the property is set behind a mature front garden with established trees and shrubbery, alongside driveway parking leading to the integral garage. Gated side access leads to the rear garden. The landscaped rear garden enjoys a highly desirable south-westerly aspect and has been thoughtfully designed with an extensive paved terrace ideal for outdoor dining and entertaining, level lawn, mature planting, and a private enclosed feel.

Additional Details:

Tenure: Freehold

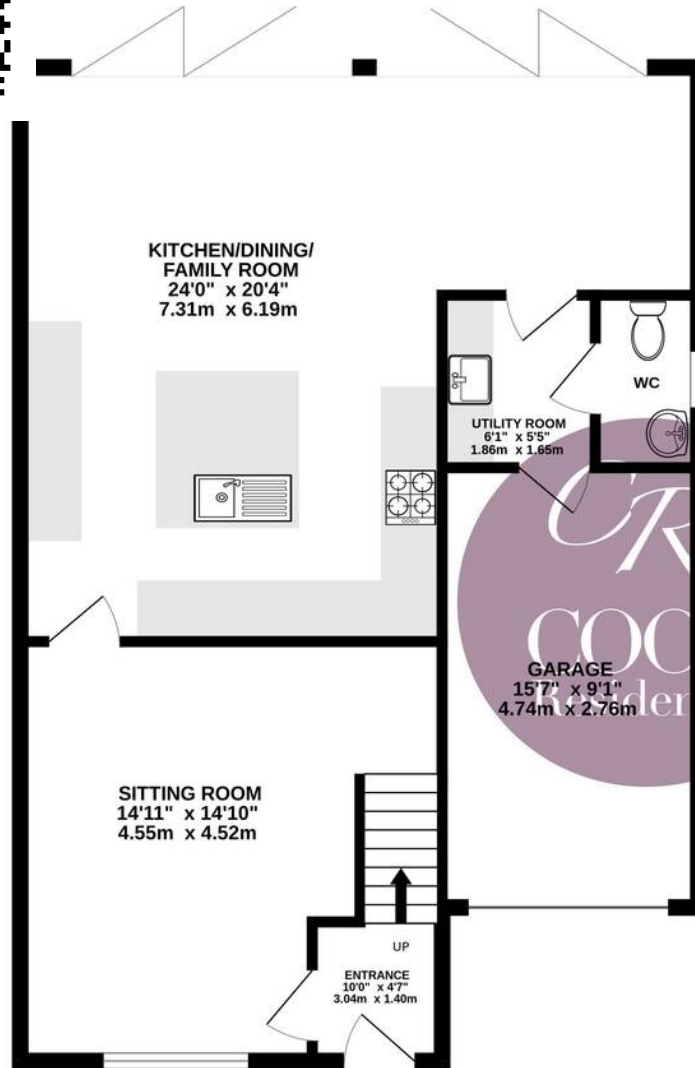
Council Tax Band: E

Location: Fiddlers Green Lane is a well-regarded residential location offering excellent access to Cheltenham town centre, highly regarded schools, local amenities, and commuter routes. The area is particularly popular with families and professionals alike due to its convenient position within close proximity to GCHQ, Gloucester, and Junctions 10 and 11 of the M5, making it ideal for those requiring easy access across Cheltenham, the wider county, and beyond.

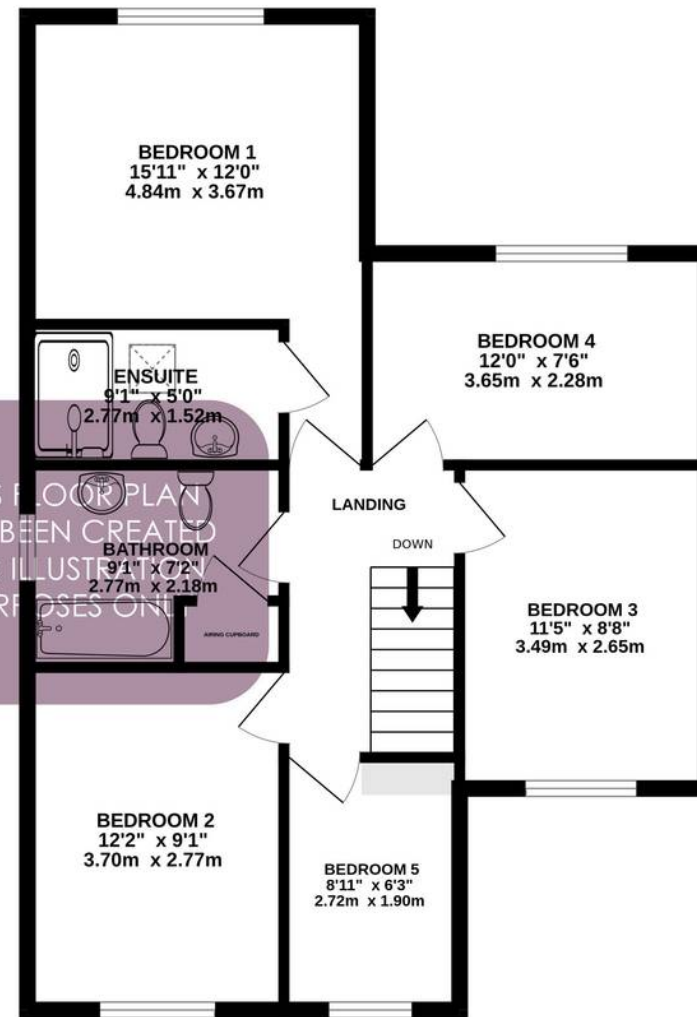
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GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 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.
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