Old Bath Road, Cheltenham, GL53 7QF

In Excess of £500,000

Old Bath Road

Cheltenham, GL53 7QF

Built in 2001, this substantial four-bedroom townhouse offers generously proportioned and versatile accommodation arranged across three floors, complemented by a private rear garden and separate garage.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four-bedroom townhouse arranged across three floors
- Two en-suite bedrooms plus a family bathroom
- Generous principal bedroom with built-in wardrobes
- Separate sitting room with gas fireplace
- Private enclosed rear garden with lawn and paved seating areas
- Separate garage positioned to the rear of the property

SMARTMAX

Luke

Ellie

Built in 2001, this substantial four-bedroom townhouse offers generously proportioned and versatile accommodation arranged across three floors, complemented by a private rear garden and separate garage. The layout works particularly well for family life, combining a well-equipped kitchen, separate dining room and spacious sitting room with four bedrooms, two en-suite shower rooms and a family bathroom. Positioned along Old Bath Road, the property also enjoys convenient access to Cheltenham town centre, Bath Road and the amenities of Leckhampton.

Entrance Hall: The front door opens into a welcoming entrance hall, providing a practical introduction to the home and access to the ground-floor accommodation. The hallway offers space for occasional furniture, with stairs rising to the upper floors and a useful built-in storage cupboard providing an ideal place for coats, shoes and everyday household items. The ground-floor cloakroom is also conveniently accessed from the hallway.

Cloakroom: Positioned off the entrance hall, the cloakroom provides a useful facility for both family life and visiting guests and is fitted with a WC and wash hand basin.

Kitchen: A bright and well-equipped kitchen fitted with an extensive range of light-coloured wall and base cabinetry, providing excellent storage alongside contrasting work surfaces. Integrated cooking appliances include an eye-level oven and microwave, while there is further space for additional appliances. A tiled floor provides a practical finish, and the room is large enough to accommodate a breakfast table for informal dining. Glazed double doors open directly onto the rear garden, allowing plenty of natural light into the room and providing convenient access outside.

Dining Room: Positioned separately from the kitchen, the dining room offers valuable additional reception space and is currently arranged as a children's playroom, demonstrating the flexibility of the ground-floor layout. The proportions allow ample space for a family dining table and accompanying furniture, while a window provides natural light. Equally, the room could continue to serve as a playroom, snug or home office depending on individual requirements.

Sitting Room: A particularly inviting reception room with generous proportions and plenty of space for a substantial arrangement of sofas and occasional furniture. Two tall windows bring excellent natural light into the room, while decorative cornicing adds character to the otherwise neutral interior. A gas fireplace with an attractive surround forms a natural focal point, creating a comfortable setting for relaxing and entertaining.

First Floor Landing: Stairs rise from the ground floor to a central landing providing access to two bedrooms and the family bathroom. The staircase then continues to the upper floor, helping to create a practical separation between the bedroom accommodation across the two upper levels.

Bedroom Three: A well-proportioned bedroom with a light and neutral finish, providing plenty of flexibility for bedroom furniture. A large window allows natural light into the room, while the proportions comfortably accommodate a double bed alongside freestanding wardrobes, drawers or a dressing table.

Bedroom Four: Another comfortable bedroom, currently presented with a single bed and additional freestanding furniture. The neutral décor and good natural light create a bright feel, while the proportions make the room well suited as a child's bedroom, guest room or dedicated home office.

Family Bathroom: Serving the bedrooms on this level, the family bathroom is fitted with a white suite comprising a panelled bath with shower attachment, pedestal wash hand basin and WC. Neutral tiling surrounds the bath and continues as a splashback behind the basin, while a window provides both natural light and ventilation. A heated towel rail completes the room.

Second Floor Landing: The staircase continues to the upper floor, where the two largest bedrooms are positioned, each benefiting from its own en-suite shower room. This arrangement provides excellent flexibility for families with older children, visiting guests or those wanting additional privacy between bedrooms.

Bedroom Two: A generously sized double bedroom, currently arranged as a substantial home office, illustrating the excellent proportions and versatility of the room. A large window brings in plenty of natural light, while there is ample space for a double bed, wardrobes and further bedroom furniture when used in its intended form. The room also benefits from the privacy and convenience of an adjoining en-suite shower room.

En-Suite Shower Room: Bedroom two benefits from its own private en-suite shower room, providing additional facilities and making the bedroom particularly well suited to guests, older children or family members requiring a little more independence.

Bedroom One: Occupying the upper floor, the principal bedroom is particularly impressive in scale, providing ample room for a large bed alongside bedside furniture, drawers and additional seating. Two windows bring an abundance of natural light into the room and create a pleasant dual outlook, while a range of fitted wardrobes provides excellent storage without compromising the generous floor space. Neutral décor and carpeting give the room a calm and comfortable feel, and a private en-suite completes the principal suite.

En-Suite Shower Room: The principal en-suite is finished with neutral tiling and fitted with a corner shower enclosure, WC and wash hand basin. A window provides natural light and ventilation, while a heated towel rail adds a practical finishing touch.

Rear Garden: The private rear garden provides an attractive extension of the living accommodation and offers a good combination of areas for relaxing, entertaining and family use. Immediately adjoining the house is a paved terrace with space for outdoor seating and dining, while the remainder of the garden is predominantly laid to lawn. Established planted borders and mature shrubs introduce greenery and seasonal interest, with timber fencing creating a good degree of enclosure. A paved pathway continues through the garden towards a further seating area and gated access at the rear.

Garage: A separate garage is positioned to the rear of the property and is accessed independently from the garden. It provides useful secure parking or additional storage for bicycles, gardening equipment and other household items.

Additional Details:

Tenure: Freehold

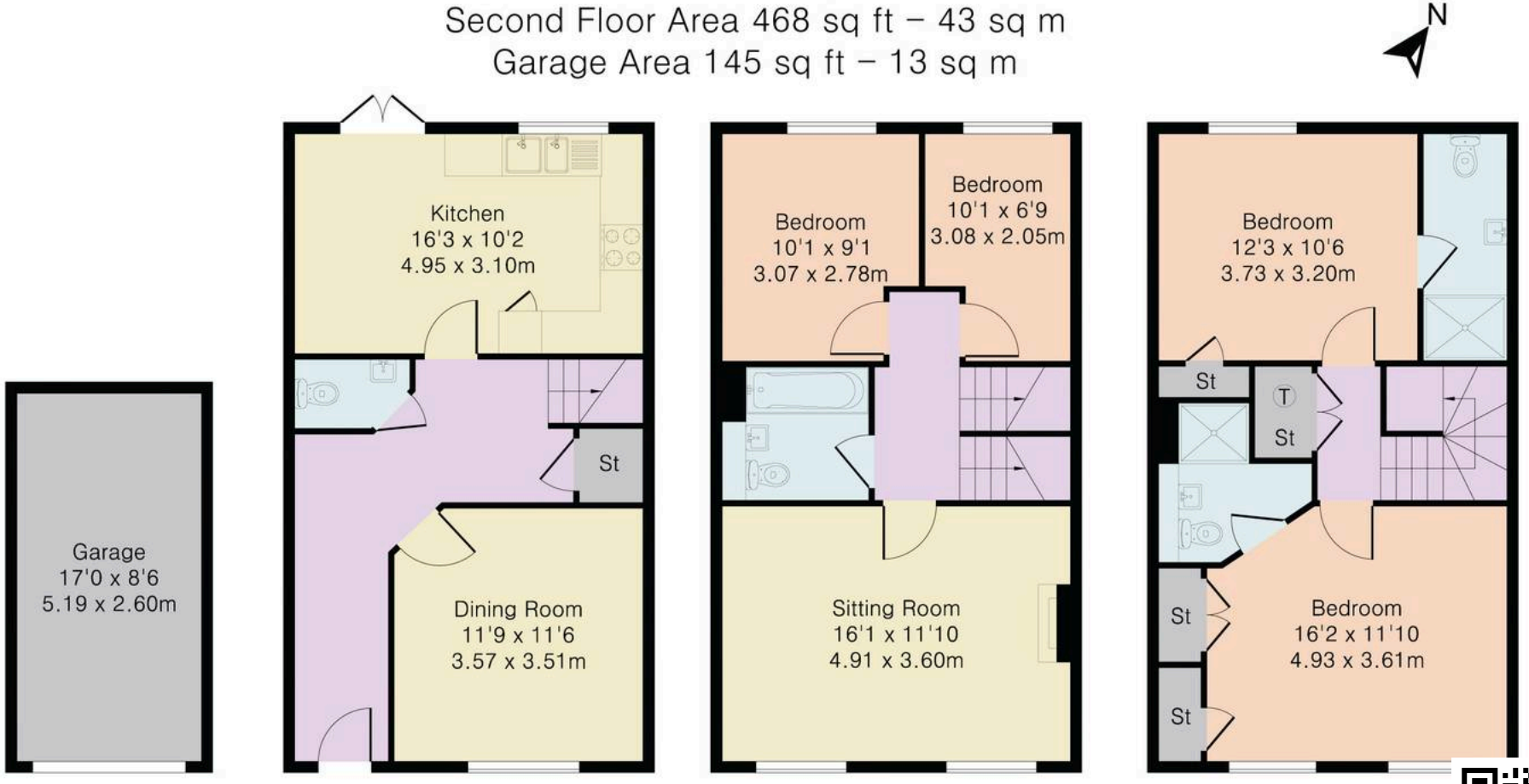
Council Tax Band: E – Cheltenham Borough Council

Location: Old Bath Road occupies a particularly convenient position within Cheltenham, providing excellent access to the town centre while also being well placed for the popular Bath Road and Leckhampton areas. Bath Road is known for its excellent selection of independent shops, cafés, restaurants and everyday amenities, creating a vibrant neighbourhood feel within easy reach of the property.

Cheltenham itself offers an extensive choice of shopping, dining and leisure facilities alongside its renowned cultural and sporting calendar. The property is also conveniently positioned for access to local schools, green spaces and road connections, making the location particularly appealing for those seeking a substantial family home with the convenience of Cheltenham living.

Disclaimer: These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. All measurements, areas and distances are approximate and should not be relied upon. Fixtures, fittings and appliances have not been tested and no guarantee can be given regarding their condition or operation.

Approximate Gross Internal Area 1549 sq ft – 142 sq m
Ground Floor Area 468 sq ft – 43 sq m
First Floor Area 468 sq ft – 43 sq m
Second Floor Area 468 sq ft – 43 sq m
Garage Area 145 sq ft – 13 sq m



Garage

Ground Floor

First Floor

Second Floor

Cook Residential

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

01242 500259 • enquiries@cookresidential.co.uk • 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.