



Bregawn Close, Bishops Cleeve, Cheltenham, GL52
£420,000

**ADAM
HALLIWELL
property**

exp UK

Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Immaculately presented three-bedroom detached house in a quiet Bishops Cleeve cul de sac, offering two reception rooms, large conservatory, modern kitchen with utility, en-suite to main bedroom, west-facing garden, garage with driveway parking, and scope to extend, all within easy reach of Cheltenham's amenities, schools and transport links.

- Small cul de sac location
- Three-bedroom detached family home
- Spacious living and dining rooms
- Large conservatory onto rear garden
- West-facing 32' x 35' garden for afternoon sun
- Master bedroom with en-suite
- Built-in wardrobes to all bedrooms
- Garage and driveway parking
- Modern kitchen plus utility room
- Potential to extend, subject consent



This impeccably presented three-bedroom detached house is offered for sale in a small cul de sac on the Cheltenham side of Bishops Cleeve, an area known for its convenient access to local amenities, green spaces and well-regarded schools. Positioned in a cul de sac of just eleven houses, it offers a pleasant residential setting with a strong sense of community.

The ground floor accommodation includes a welcoming porch, then hallway, leading through to a living room with a bay window to the front, providing generous natural light. A separate dining room offers a defined space for family meals and entertaining, with direct access to a large conservatory overlooking the west-facing rear garden. This rear aspect makes the garden particularly appealing for afternoon and evening light. A modern fitted kitchen benefits from good natural light and is complemented by a useful utility room (with internal access to the garage) and a downstairs cloakroom/WC.

Upstairs, the master bedroom is a well-planned double room with built-in wardrobes and an en-suite shower room. The second bedroom is also a double with built-in wardrobe, while the third bedroom includes built-in storage, making the home especially practical for families or downsizers seeking ample integrated storage. A main family bathroom with shower over bath completes the first-floor accommodation.

Externally, the house enjoys a west-facing rear garden, ideal for making the most of the afternoon sun, together with a long single garage and driveway parking. There is also potential to extend, subject to the necessary consents, offering scope for future buyers.

Bishops Cleeve provides a good range of shops, supermarkets, cafés and pubs, along with primary and secondary schooling. Cheltenham town centre is easily reached by road, offering a wider selection of retail, cultural and leisure facilities. Regular bus services link Bishops Cleeve to Cheltenham Spa railway station, where direct services run to Birmingham, Bristol and London, with journey times to London Paddington typically around two hours. The surrounding area offers attractive walking and cycling routes, with access to the Cotswold countryside on the doorstep.





Bedrooms: | **Bathrooms:** | **Receptions:**

3

2

2

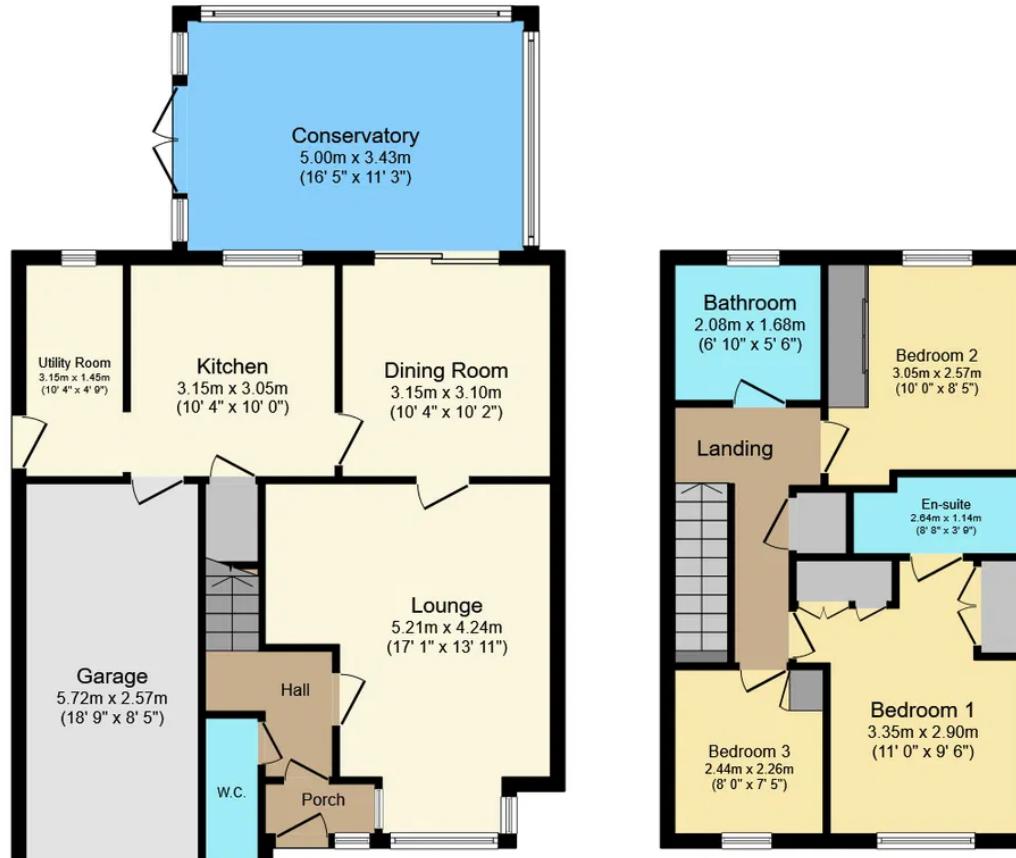
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor area 85.3 sq.m. (918 sq.ft.)

First Floor

Floor area 43.4 sq.m. (467 sq.ft.)

Total floor area: 128.6 sq.m. (1,385 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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