



Arle Road, Cheltenham, GL51 8LH

CR  
Guide Price £375,000



## Arle Road

Cheltenham, GL51 8LH

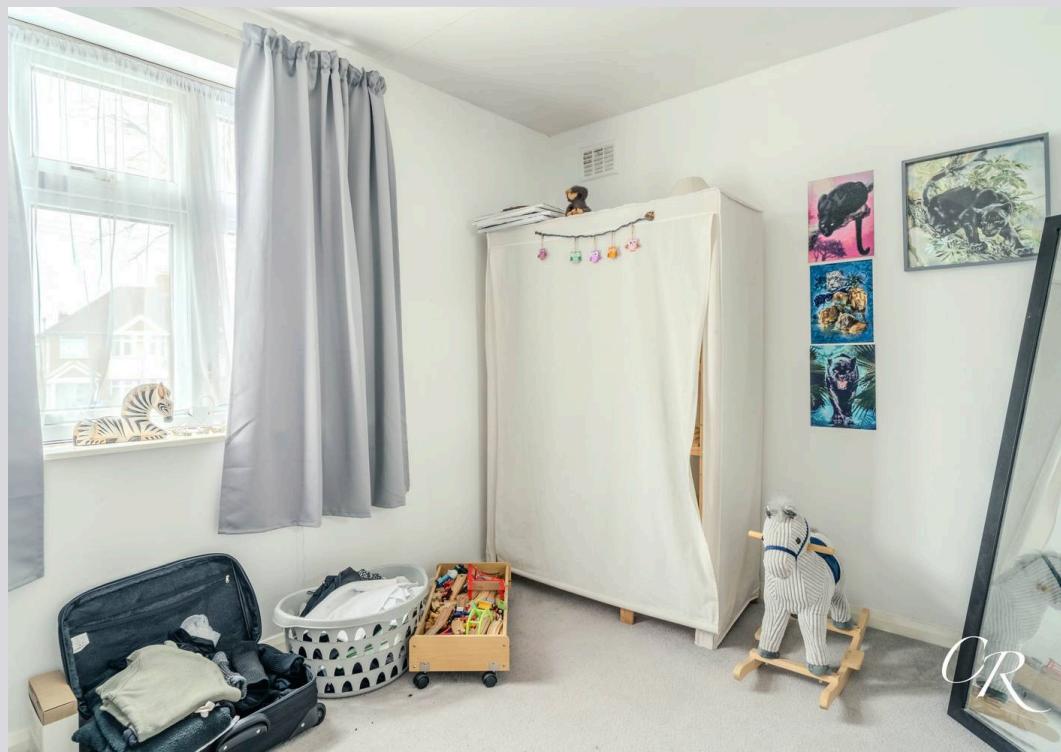
Spacious detached home with multiple receptions, garden, three bedrooms, utility room, and parking. Convenient for Cheltenham, transport links, and local amenities. Freehold.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Detached Home
- Large Kitchen / Diner and Utility
- Highly Desirable Beautiful Tree Lined Road
- Enclosed Rear Garden
- Driveway Parking For Two Vehicles
- No Onward Chain



A substantial and versatile detached home offering generous accommodation, multiple reception spaces and a enclosed rear garden, ideally positioned for access to Cheltenham, major transport links and local amenities. This property benefits from being sold with No Onward Chain.

**Entrance Hall:** A welcoming hallway offering access to the principal ground floor accommodation. Thoughtfully arranged to provide space for coats and shoes, this central area sets the tone for the property's generous proportions and practical layout.

**Sitting Room:** A superbly sized dual-aspect reception room extending the full depth of the house. Bathed in natural light from the large front-facing window and rear glazed doors, this sociable space easily accommodates multiple seating arrangements. Finished with contemporary décor and feature wallpaper, it serves as an inviting area for everyday living and family gatherings.

**Kitchen/Dining Room:** A spacious open-plan kitchen and dining area, ideal for modern family life. The kitchen offers a range of fitted units, good worktop space, and room for freestanding appliances, while the dining area provides ample space for a family table. Dual windows overlook the rear garden, creating a bright and welcoming setting for everyday meals and entertaining. A door leads directly into the utility room.

**Garden Room:** An additional space with excellent natural light, offering space for appliances and further storage. Large enough for use as a secondary seating area, hobby room, or practical boot room, this space enhances the flexibility of the ground floor layout.

**Bedroom One:** A generous double bedroom allowing light to flood the room and offering a pleasant outlook. With ample floor space for freestanding furniture, it functions perfectly as the principal bedroom.

**Bedroom Two:** Another well-sized double bedroom with a wide window overlooking the garden. Light and spacious, it offers an ideal setting for a guest room or secondary double.

**Bedroom Three:** A bright and airy third bedroom with a front aspect, versatile enough to serve as a child's bedroom, guest space or home office. Neutral décor allows easy personalisation.

**Shower Room:** A neatly presented shower room comprising a semi - circular shower enclosure with an electric shower, WC, and wash basin. A large window brings in natural light while maintaining privacy, complemented by half-height panelling and practical flooring.

**Rear Garden:** An enclosed rear garden laid mainly to lawn, offering ample space for outdoor dining, children's play, and future landscaping. Mature boundary hedging and fencing ensure privacy, and a timber storage shed sits to one side. A paved area adjoins the house.

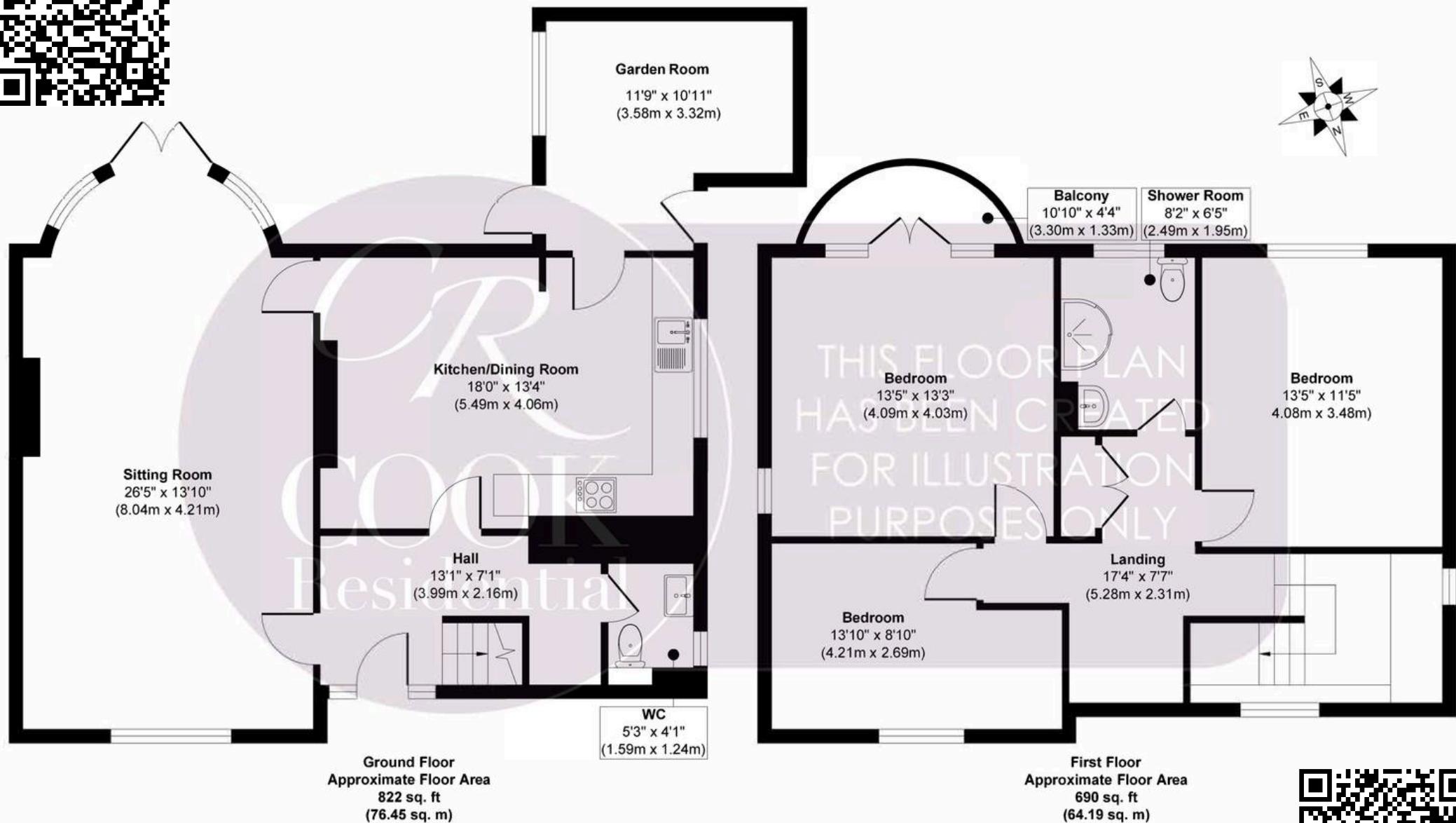
**Tenure:** Freehold

**Council Tax:** Band D

**Agents Note:** Viewings are to commence from the 31st January 2026!!

**Location:** Arle Road is conveniently located for easy access to Cheltenham Town Centre, local schools, and a range of amenities including shops, supermarkets, parks, and cafés. The property is ideally placed for commuters, with excellent road links to the A40, M5 and Cheltenham Spa railway station. The area also benefits from regular bus services, making it a practical and well-connected setting for family living.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 1512 sq. ft / 140.64 sq. m

Produced by Elements Property





## Cook Residential

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