



Gloucester Road, Cheltenham, GL51 8NG

Guide Price £525,000



Gloucester Road

Cheltenham, GL51 8NG

A substantial three-bedroom home offering versatile accommodation comprising four reception rooms, kitchen/dining room, utility, cloakroom, two bathrooms, dressing room, single garage and a driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three-Bedroom Extended Family Home
- Approximately 1,558 Sq. Ft. Of Versatile Accommodation
- Generous Kitchen/Dining Room And Family Room
- Separate Sitting Room, Snug And Home Office
- Principal Bedroom With Dressing Room And En-Suite
- Driveway Parking For Two Vehicles, Single Garage and EV Charging Point







This substantial three-bedroom home offers approximately 1,558 sq. ft. of versatile accommodation, with an extended ground floor providing an excellent choice of reception and working spaces. Characterful details sit comfortably alongside the more contemporary additions, with stone flooring, fireplaces and a traditional-style kitchen complemented by a light-filled family room opening onto the garden. Upstairs, three well-proportioned bedrooms include a generous principal bedroom with its own dressing room and en-suite, while outside there is a good-sized established rear garden, driveway parking and an integral garage.

Entrance Porch: The property is approached through an entrance porch, providing a practical transition into the home and opening into the entrance hall.

Entrance Hall: A welcoming hallway with stone flooring continuing through parts of the ground floor. Stairs rise to the first floor, while doors provide access to the sitting room and kitchen/dining room.

Sitting Room: Positioned at the front of the property, this comfortable reception room benefits from a broad window allowing plenty of natural light into the space. A fireplace with a timber surround creates an attractive focal point, with ample room available for a generous arrangement of sofas and accompanying furniture.

Kitchen/Dining Room: The kitchen has a distinctive traditional feel, combining painted cabinetry with freestanding timber units, dark work surfaces and a Belfast-style sink. A range-style cooker sits beneath a characterful timber shelf, while decorative tiled splashbacks add further individuality. Stone flooring runs throughout and the open arrangement connects naturally with the adjoining family room, creating a sociable heart to the home.

Family Room: Extended to the rear, the generous family room provides an excellent additional living and dining space. Two large rooflights bring natural light from above, while French doors open directly onto the rear terrace and garden. The proportions comfortably accommodate both seating and a substantial dining table, making this a particularly versatile area for everyday family life and entertaining.

Office: Located beyond the kitchen and close to the utility room, the office provides a useful dedicated workspace away from the principal reception areas. A window brings in natural light, and the room offers flexibility for those working or studying from home.

Snug: Adjoining the office is a characterful second reception room, with windows to two aspects creating a bright and inviting space. A freestanding stove is set beneath a substantial timber beam with patterned tiling behind, creating a distinctive focal point. This room offers an appealing retreat separate from the larger family areas.

Utility Room: A useful utility room sits between the office and garage, providing additional practical space away from the main kitchen.

WC: The ground floor also benefits from a separate WC positioned alongside the utility room.

First Floor Landing: The staircase rises to a central landing providing access to all three bedrooms and the family bathroom.

Bedroom One: The principal bedroom is particularly generous, offering excellent space for a large bed and additional freestanding furniture. A window provides natural light, while the room also benefits from its own en-suite and a separate dressing room.

Dressing Room: Positioned off the principal bedroom, the dressing room provides a useful dedicated area for clothing and storage, adding to the practicality of the principal suite.

En-Suite: The principal bedroom is served by a spacious en-suite shower room featuring a glazed shower enclosure, WC and wash basin set above a tiled counter with storage below. Two windows introduce natural light, while dark stone flooring complements the room.

Bedroom Two: A well-proportioned double bedroom positioned towards the front of the property, with a wide bay window creating an attractive feature and bringing plenty of natural light into the room. There is ample space for a double bed and further bedroom furniture.

Bedroom Three: Another comfortable bedroom with a broad window providing a pleasant outlook and good natural light. The proportions allow the room to work well as a bedroom while retaining space for storage and additional furniture.

Family Bathroom: The family bathroom has been finished with a strong sense of character and features a freestanding roll-top bath with traditional-style fittings, a pedestal wash basin and WC. White metro-style tiling is accented with green detailing, while patterned flooring and decorative wallpaper complete the distinctive finish.

Rear Garden: The established rear garden is a particularly appealing feature of the property. A paved terrace immediately adjoining the house provides space for outdoor dining and seating, with steps leading down to a generous lawn. Mature planting, shrubs and established borders create greenery around the garden, which is enclosed by fencing and offers plenty of scope for recreation, entertaining and gardening.

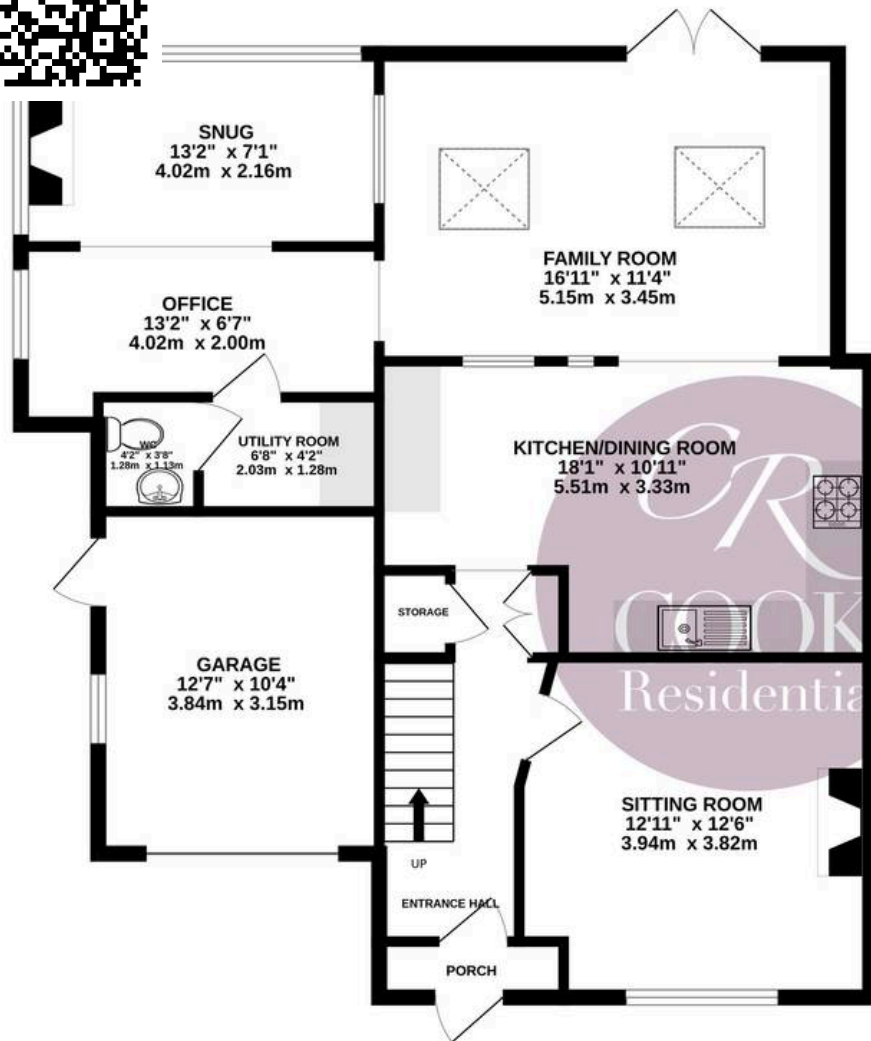
Parking And Garage: To the front, a gravelled driveway provides off-road parking for two vehicles, while the garage provides parking for one further vehicle as well as useful additional storage space.

Location: Gloucester Road is conveniently positioned for access into Cheltenham town centre and a wide range of everyday amenities. Cheltenham Spa railway station is within easy reach, providing direct rail connections to destinations including Bristol, Birmingham and London Paddington. The property is also well placed for access to the A40 and M5, making it practical for commuters, while Cheltenham's shops, restaurants, cafés, parks and leisure facilities are readily accessible.

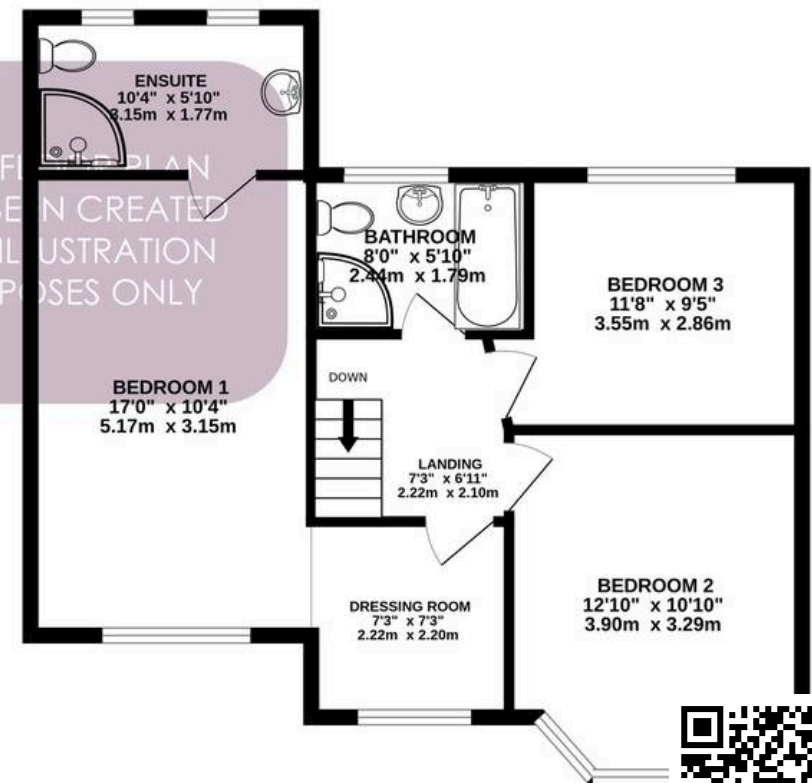
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GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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