



Whittington Road, Benhall - GL51 6DQ

Guide Price £550,000



21 Whittington Road

Benhall, GL51 6DQ

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Extended Four Bedroom Semi Detached Home
- Immaculately Presented Throughout
- Stunning Open Plan Living Room / Dining Room/ Family Room
- Highly Desirable Benhall Location
- Parking For Multiple Vehicles
- Beautifully Landscaped Garden with Garden Room



Located in the ever-desirable Benhall area of Cheltenham, this beautifully extended four-bedroom semi-detached home offers a flawless blend of modern finishes, versatile accommodation, and well-considered design throughout. From the impressive open-plan living space to the landscaped garden and bespoke garden room, every detail has been thoughtfully executed to provide a contemporary yet comfortable family home. This Freehold property is offered in immaculate condition, boasting driveway parking, stylish interiors, and a seamless layout — all just moments from excellent local schools, green spaces, and commuter links.

**Entrance Hall:** A welcoming entrance hall sets the tone for the property, with clean lines and neutral décor offering an immediate sense of calm and space. There is ample room for coats and shoes, and access is given to the principal ground floor rooms and staircase.

**Sitting Room / Dining Room:** Located centrally, the beautifully proportioned sitting room provides an elegant yet relaxed setting for day-to-day living. A charming log-burning stove creates a striking focal point, while large internal openings into the dining area enhance the open-plan feel.

Extended to the rear, the dining area provides a wonderful setting for family meals and entertaining alike. With plenty of space to accommodate a large table and chairs, this light-filled room enjoys views over the garden through bi-fold doors, creating a superb indoor-outdoor connection. The underfloor heating makes this space usable year-round, with a cosy yet contemporary feel.

**Kitchen:** The kitchen has been thoughtfully fitted, featuring sleek cabinetry and granite worktops that provide both practicality and a polished aesthetic. A range of integrated appliances and plentiful worktop space make this a truly functional space for everyday use, while the positioning allows easy access to the dining and sitting rooms — ideal for entertaining.

**Ground Floor Shower Room:** Accessed just off the hallway the modern ground floor shower room features contemporary fittings and neutral finishes. It offers additional convenience for busy households or visiting guests.

**Office/ Additional Bedroom:** Located at the front of the property, this versatile room is currently used as an office but could easily serve as a dedicated bedroom, snug, or playroom. Measuring 10'8" x 7'7", it offers flexible living space to suit a range of lifestyle needs.

**First Floor Landing:** A spacious landing provides access to all four bedrooms and the family bathroom, with a continuation of the property's calm and stylish design scheme.

**Bedroom One:** The principal bedroom is a well-proportioned double. There is ample space for freestanding furniture, and the room enjoys a peaceful front aspect outlook.

**Bedroom Two:** Another double, Bedroom Two is positioned to the front of the property. Like the rest of the home, it is tastefully decorated and full of natural light.

**Bedroom Three:** Overlooking the rear garden, Bedroom Three, offers another comfortable double room perfect for children, guests, or even a secondary office.

**Bedroom Four:** The fourth bedroom is a single room ideally suited for a nursery, child's bedroom or study.

**Family Bathroom:** A stylish and contemporary bathroom suite completes the first floor, fitted with a panelled bath, low-level WC and wash basin. The room is beautifully finished with neutral tones and modern fixtures.

**Garden and Outdoor Space:** The rear garden is a true highlight of the property — a private and beautifully landscaped oasis, thoughtfully designed with lush lawn, well-established planting, and a mix of Resin hardscaping for ease of maintenance. It offers the perfect setting for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

**Garden Room:** To the rear of the garden sits a bespoke garden room, constructed in Western Cedar wood and finished to a superb standard. The room is double insulated and benefits from electricity, offering the perfect space for a gym, office, studio or retreat — usable throughout the seasons and completely versatile in its function.

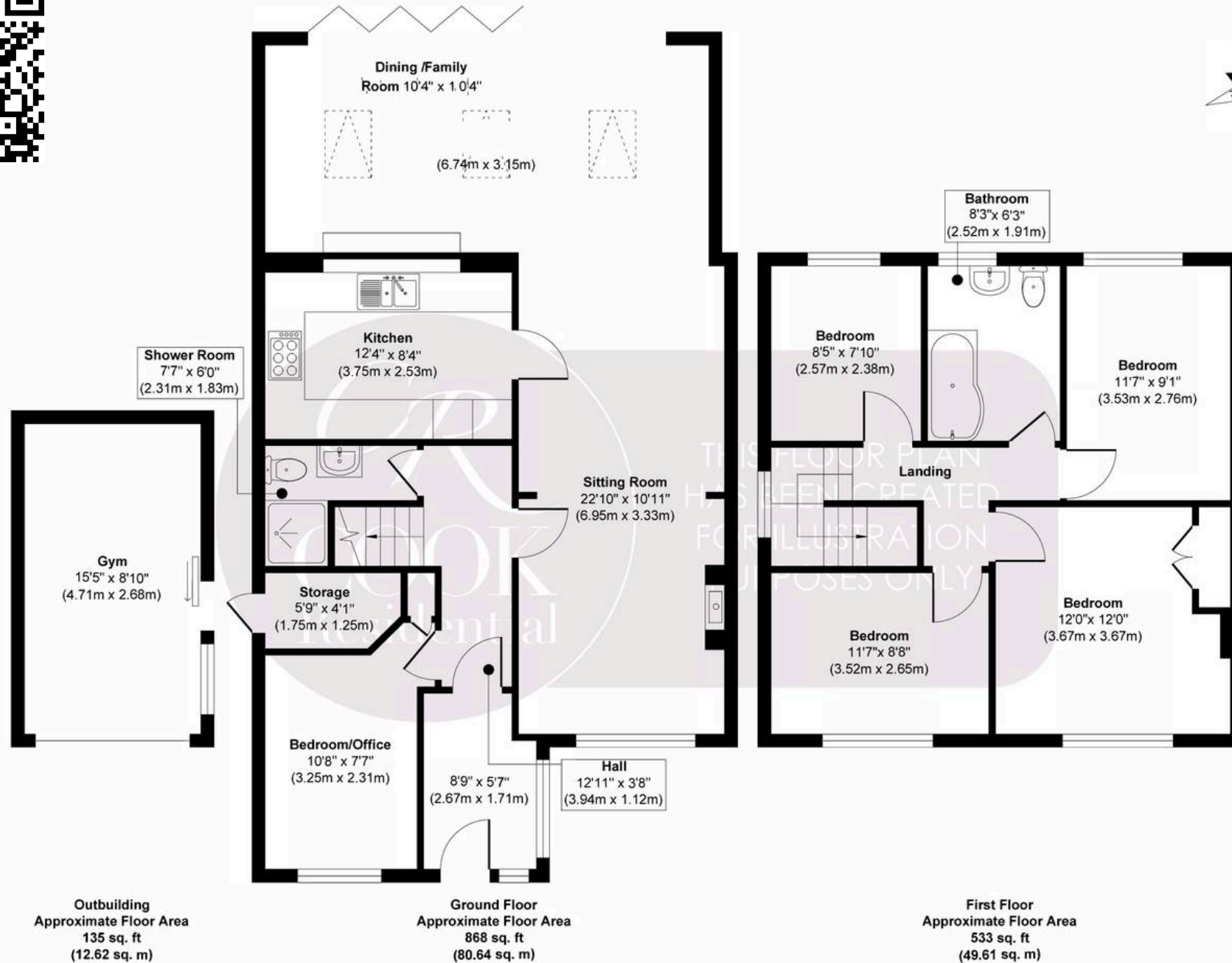
**Parking:** To the front of the property, a block-paved and tarmacked driveway provides parking for multiple vehicles, adding practicality to this already impressive home.

**Council Tax Band:** D

**Tenure:** Freehold

**Location:** Benhall remains a consistently popular location, renowned for its residential charm, excellent local schools, and proximity to GCHQ and Cheltenham's vibrant town centre. With nearby parks, shopping facilities, and easy access to the M5, this location is as practical as it is desirable — ideal for families and professionals alike.

All information should be confirmed via your solicitor as part of the conveyancing process. All measurements are approximate.



Approx. Gross Internal Floor Area 1536 sq. ft / 142.87 sq. m (Including Outbuilding)  
Approx. Gross Internal Floor Area 1401 sq. ft / 130.25 sq. m (Excluding Outbuilding)

Produced by Elements Property





## Cook Residential

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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.