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25 Whittington Road, Cheltenham - GL51 6DB

Guide Price £650,000

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25 Whittington Road

Benhall, GL51 6DB

Luxurious 5-bed link-detached home in prime Cheltenham location. Includes a self-contained annexe, stunning west-facing garden, and ample parking for 5 cars. Quality finishes, 3 bathrooms, 3 receptions, and superb family living space. Ideal for families or professionals.

Council Tax band: F

Tenure: Freehold



- Five Bedroom Link Detached Home
- Separate Annexe With Private Access
- Thoughtfully Presented Throughout
- Situated In The Desirable Cheltenham Suburb of Benhall
- Beautiful Large Landscaped West Facing Garden
- Parking For Five Vehicles



Tucked away on one of Benhall's most desirable roads, this outstanding five-bedroom link-detached residence offers generous and versatile accommodation across two floors, extending to over 2,000 sq. ft. Beautifully presented and finished with quality materials throughout, including Karndean flooring, the home combines classic comfort with contemporary style. With three reception rooms, three bathrooms, a self-contained annexe, a stunning west-facing garden, and ample driveway parking for up to five vehicles, this is an exceptional opportunity in a prime Cheltenham location.

Entrance Hall: A light and welcoming hallway sets the tone for the home, with elegant Karndean flooring and a feeling of space and flow. Stairs rise to the main first-floor landing, and doors open to the principal reception areas.

Dining Room: Positioned to the front of the property, the formal dining room is filled with natural light from a large window and offers the perfect setting for entertaining family and guests alike.

Sitting Room: The main sitting room is an inviting and spacious central hub, ideal for relaxing or hosting. Dual-aspect access into both the breakfast room and the annexe lounge creates a seamless flow through the home. As the sitting room runs the length of the home there are also dual aspect views to the front and rear with the rear offering sliding door access into the garden.

Breakfast Room: The breakfast room offers a relaxed and informal dining space, positioned between the kitchen and garden. Glazed doors open directly onto the patio, making this the perfect spot to enjoy a morning coffee or evening meal with a garden view.

Kitchen: A beautifully designed space fitted with bespoke cabinetry, granite worktops, and integrated appliances such as a Neff 'slide and hide' integrated dishwasher. The layout is both stylish and practical, with tiled splashbacks, ample storage, and a window overlooking the leafy front garden. Thoughtfully crafted to meet the demands of modern family life, this is a kitchen that blends functionality with elegance.

Utility Room: Located just off the annexe sitting room, the utility provides additional worktop space, cabinetry, and plumbing for laundry appliances—convenient and discreetly tucked away.

Cloakroom: A neatly finished cloakroom with WC and wash basin, serving the ground floor accommodation.

Sheltered Side Access: A covered walkway connects the front and rear gardens, perfect for storing bins, bikes, or garden equipment, while offering a useful entrance point to the rear garden.

First Floor Landing (Main House): The main staircase rises from the central hallway, leading to four well-proportioned bedrooms and a modern family bathroom.

Bedroom One: An exceptional principal suite positioned at the front of the property, enjoying dual aspect views, a built-in dressing area, and direct access to a stylish en-suite shower room. The space is bright and refined, creating the ideal private retreat. **En-suite (Bedroom One):** A sleek, contemporary shower room fitted with a large walk-in enclosure, WC, and wash basin, finished with quality tiling and fittings.

Bedroom Two: A generous double room overlooking the front of the property, perfect for a guest room or secondary principal bedroom.

Bedroom Three: Another spacious double room with garden views, ideal for growing families or a home office.

Bedroom Four: A bright single bedroom or home study, located at the rear of the house, with Karndean flooring and natural light.

Family Bathroom: The main bathroom features a full-sized bath with overhead shower, WC, and wash basin, completed with modern tiling and a clean, crisp finish.

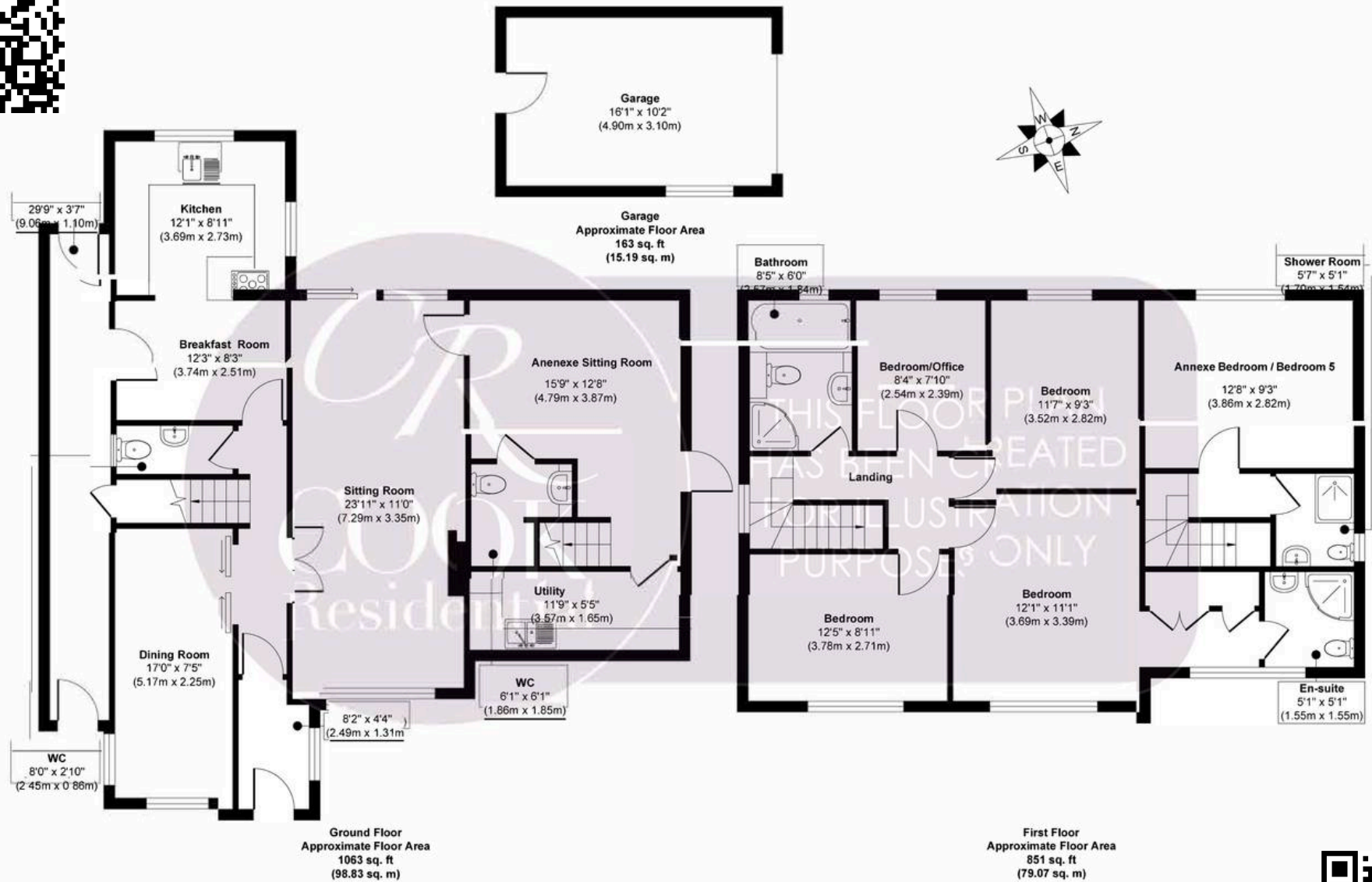
Annexe Accommodation: This private suite offers total flexibility. Ideal for multi-generational living, a teenager's retreat, or even guest accommodation, the annexe comprises: **Annexe Sitting Room:** A spacious and quiet lounge area with views over the garden and its own entrance. **Annexe Bedroom / Bedroom Five:** A generous double bedroom tucked away from the main living quarters, offering total privacy and tranquillity with its own private access from the annexe sitting room on the ground floor. **Shower Room:** A private shower room complete with WC, wash basin, and walk-in enclosure.

Garden: To the rear, a truly stunning west-facing garden awaits. Lovingly landscaped with a central lawn, mature trees and shrubs, a dedicated vegetable patch, and a spacious patio terrace perfect for summer dining or entertaining. Additional storage is provided by a shed and a garage at the rear, currently utilised for storage.

Parking: To the front, the wide driveway offers off-road parking for five vehicles and a welcoming approach to the home.

Location: Whittington Road is one of Benhall's most desirable residential addresses, offering easy access to the A40 and M5, excellent local schools, and close proximity to GCHQ and Cheltenham Spa railway station. With green spaces, well-regarded amenities, and a peaceful community feel, it's a sought-after location for families, professionals, and commuters alike.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Produced by Elements Property





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