



15 Ashlea Meadow, Bishops Cleeve - GL52 7WG

Cheltenham

Guide Price £325,000





## Ashlea Meadow

Bishops Cleeve, Cheltenham

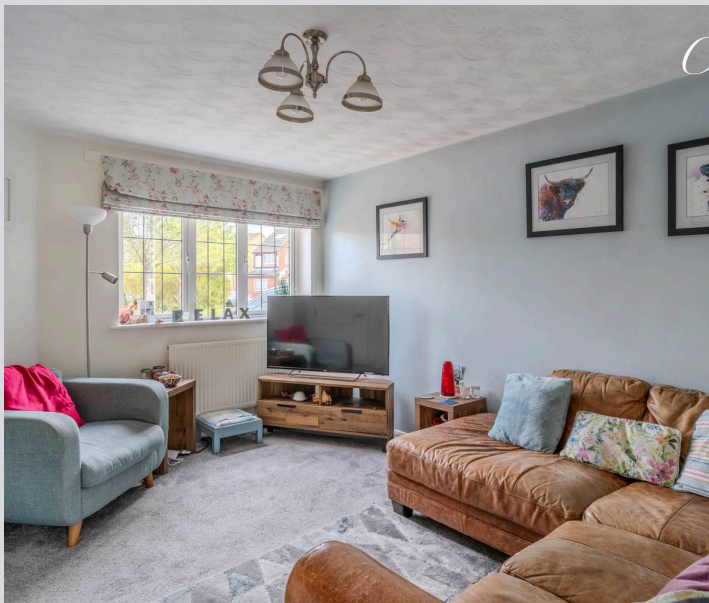
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Four Bedroom Home
- Beautifully Presented Throughout
- Desirable Bishops Cleeve Location
- Garage and Driveway Parking
- Enclosed South Facing Garden







Set within the popular village of Bishops Cleeve, this beautifully presented and deceptively spacious four-bedroom terraced home offers versatile accommodation across three levels. Boasting a south-facing garden, garage, driveway parking, and No Onward Chain, this delightful property is ideal for those seeking space, comfort, and style in equal measure.

**Entrance Hall:** The welcoming entrance hall provides access to the principal reception areas and benefits from a cloakroom complete with a w/c and sink.

**Living Room:** Positioned at the front of the home, the spacious living room is filled with natural light from the large window and provides an inviting space to relax or entertain. The room offers a warm, neutral décor with ample room for soft furnishings and media.

**Kitchen / Dining Room:** Located at the rear of the property, the open-plan kitchen-dining room is a true heart of the home. Boasting a charming Belfast sink, space for a range-style cooker, and room to accommodate an American fridge freezer, this well-appointed space caters to both the culinary enthusiast and the keen entertainer. A door leads directly out to the rear garden.

**First Floor Landing:** From the main landing, doors lead to three bedrooms and the family bathroom, with a further staircase rising to the second floor.

**Bedroom Two:** A spacious double room overlooking the rear garden, this bedroom offers ample room for freestanding furniture and enjoys a peaceful position at the back of the house.

**Bedroom Three:** Another well-proportioned double bedroom positioned at the front of the home, ideal for guests or growing families.

**Bedroom Four:** Currently arranged as a single bedroom, nursery, or study, this room offers flexibility depending on lifestyle needs.

**Family Bathroom:** Finished with contemporary tiling, the bathroom includes a panelled bath with overhead shower, WC, and wash basin with storage beneath.

**Second Floor – Principal Bedroom:** Occupying the entire top floor, the generous principal bedroom features Velux windows to the rear, creating a bright and open atmosphere. The room offers ample space for a king-sized bed and additional furnishings, along with eaves storage. There is also an ensuite shower room for ultimate convenience.

**Rear Garden:** A standout feature of this property, the south-facing garden is mainly laid to lawn with a patio seating area — the perfect spot for soaking up the sun or enjoying a peaceful morning coffee. Fully enclosed, the garden offers privacy and security for both pets and children.

**Parking and Garage:** To the front of the property is a driveway providing off-road parking, along with a single garage offering additional storage or secure vehicle space.

**Tenure:** Freehold

**Council Tax Band:** C

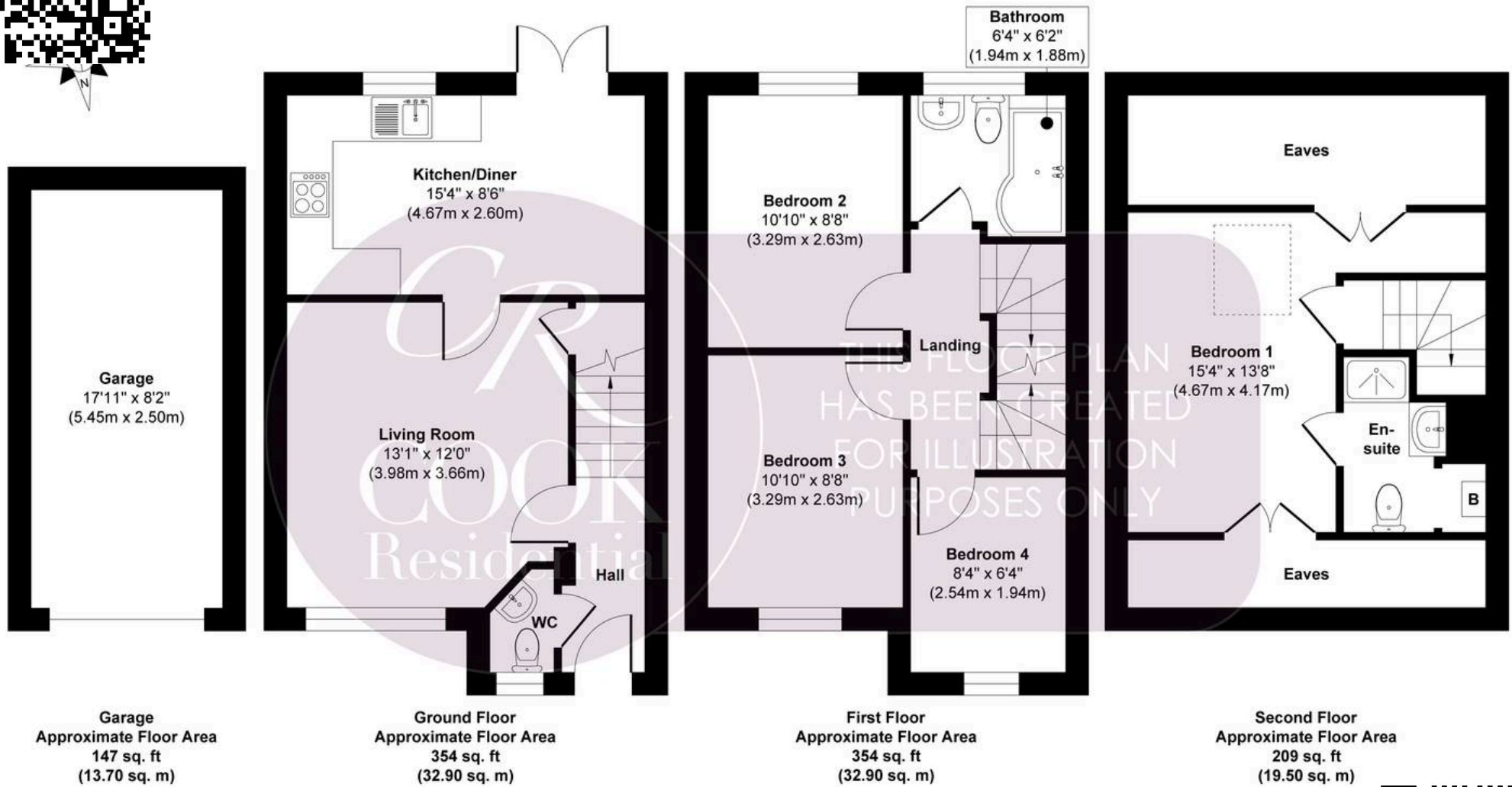
**Agents Note:** The garage is on a lease however there is no service charge or ground rent payable. The lease length is over 900 years remaining.

**Location:** Located in the ever-popular Bishops Cleeve, this vibrant village offers a wonderful mix of countryside charm and modern convenience. With great local amenities, schools, and transport links, it's the ideal setting for family life or easy commuting. Enjoy a strong sense of community, scenic surroundings, and everything you need right on your doorstep.

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.

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





Approx. Gross Internal Floor Area 1064 sq. ft / 99.00 sq. m (Including Garage)  
Approx. Gross Internal Floor Area 917 sq. ft / 85.30 sq. m (Excluding Garage)

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.