



Innisfree Besford Road, Cleeve Hill - GL52 3PT
Cheltenham

CR
Guide Price £625,000



Innisfree Besford Road

Cleeve Hill, Cheltenham, GL52 3PT

Innisfree, a stunning 3-bedroom semi-detached home in Cleeve Hill, with modern open-plan living areas, lovely views, carport parking, and landscaped gardens. Ideal for professionals, families, or downsizers seeking comfort and tranquillity.

No Onward Chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Onward Chain
- Three Bedrooms Semi Detached Property
- Fantastic Location Situated on Cleeve Hill
- Beautiful Views of the Surrounding Location And The Malverns
- Landscaped Gardens
- Carport Parking For Two Vehicles





Situated in the highly regarded location of Cleeve Hill, Innisfree is a beautifully presented three-bedroom semi-detached home offering generous living space, stunning views towards the Malverns, and convenient access to local amenities. Set across three floors, this thoughtfully designed property features modern open-plan living areas, private carport parking, and landscaped gardens, making it ideal for professionals, families, or downsizers seeking a blend of comfort and tranquillity in an enviable setting. This property also benefits from No Onward Chain.

Entrance Hall: The entrance hallway provides access to all ground floor living spaces as well as a convenient cloak room.

Living Room: Located on the ground floor, the spacious living room is flooded with natural light from large front-facing windows. The room’s central fireplace adds warmth and character, while neutral décor provides a calm and inviting atmosphere. It offers ample space for both relaxing and entertaining, with seamless access to the kitchen/dining room.

Kitchen, Dining & Sitting Room: Situated at the rear of the property, the impressive open-plan kitchen, dining, and sitting area is the heart of the home. The kitchen features a modern and practical layout, with a range of sleek cabinetry, generous worktop space, and integrated appliances. French doors open onto the garden, creating a bright and social space ideal for family living or entertaining guests.

Bedrooms & En-Suites:

The first floor provides two generously sized double bedrooms, each exuding a sense of restful retreat:

- The main bedroom benefits from a modern ensuite shower room, complete with contemporary tiling and high-quality fixtures, providing a private sanctuary for relaxation.
- The second double bedroom offers flexible use as a guest room, children’s room, or home office, adaptable to suit the needs of any discerning homeowner.

On the second floor, a further spacious double bedroom with its own ensuite creates a perfect private suite, ideal for guests, teenagers, or as a peaceful home working environment. Large windows across all rooms maximise the far-reaching views towards the surrounding countryside and the Malverns, allowing residents to wake up to the beauty of nature each day.

Bathrooms: The property is well-appointed with a family bathroom on the first floor, alongside two ensuite shower rooms serving the main and top-floor bedrooms. Each bathroom features contemporary tiling, modern fixtures, and a high-quality finish.

Garden: This delightful property offers a landscaped garden offers a low-maintenance outdoor space with patio and lawned areas, ideal for relaxing, entertaining, or simply enjoying the peaceful setting.

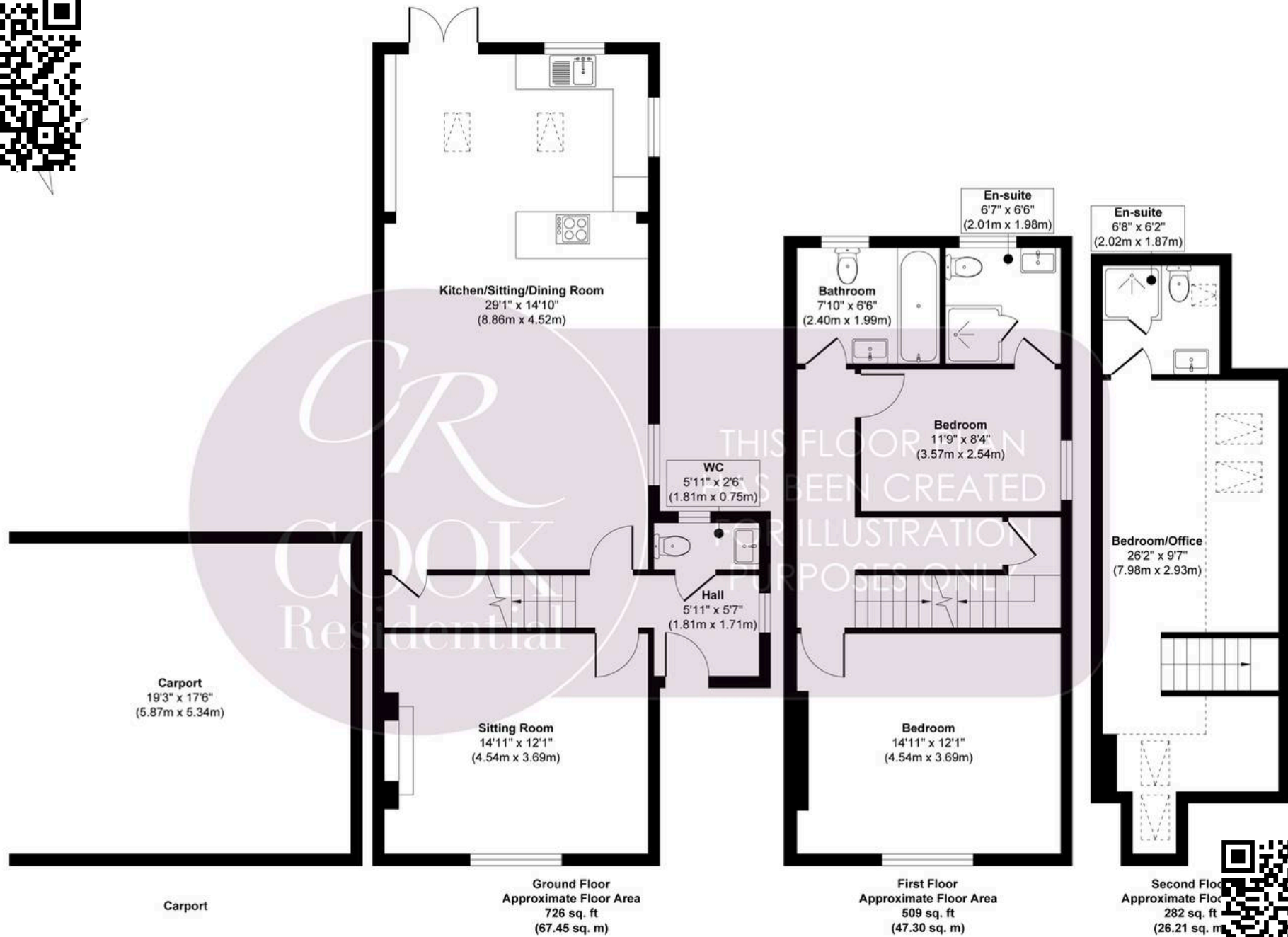
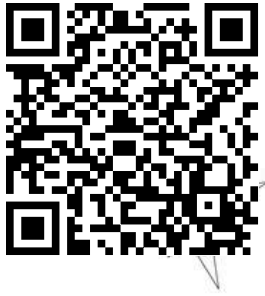
Parking: A shared driveway leads to the property’s carport, providing covered parking for two vehicles. This arrangement offers both practicality and security, ensuring off-road parking in a sought-after location.

Tenure: Freehold

Council Tax Band: D

Location: Cleeve Hill is renowned for its picturesque setting and easy access to Cheltenham town centre, Prestbury, and local countryside walks. Residents benefit from nearby amenities including shops, schools, and transport links, while also enjoying a tranquil position away from the town’s hustle and bustle. The area is ideal for families, professionals, and downsizers alike, offering both convenience and a scenic outlook.

Agents Note: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 1517 sq. ft / 140.96 sq. m (Excluding Carport)

Produced by Elements Property





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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.