



Bisley Road, Benhall, GL51 6AB

Guide Price £650,000





## 25 Bisley Road

Benhall, GL51 6AB

Beautiful detached family home in sought-after Benhall. Spacious, versatile, modern with driveway, garage, landscaped gardens, and outbuilding. Living room with fireplace, sleek kitchen/dining, office/snug, utility, 4 bedrooms, upgraded bathroom. Front garden with parking, rear garden with outbuildings. Freehold. EPC band E. Ideal location in family-friendly Benhall, near amenities. Close to schools, parks, shops. Easy access to M5, Cheltenham town, and transport links. Buyer to verify details.

Council Tax band: E

Tenure: Freehold

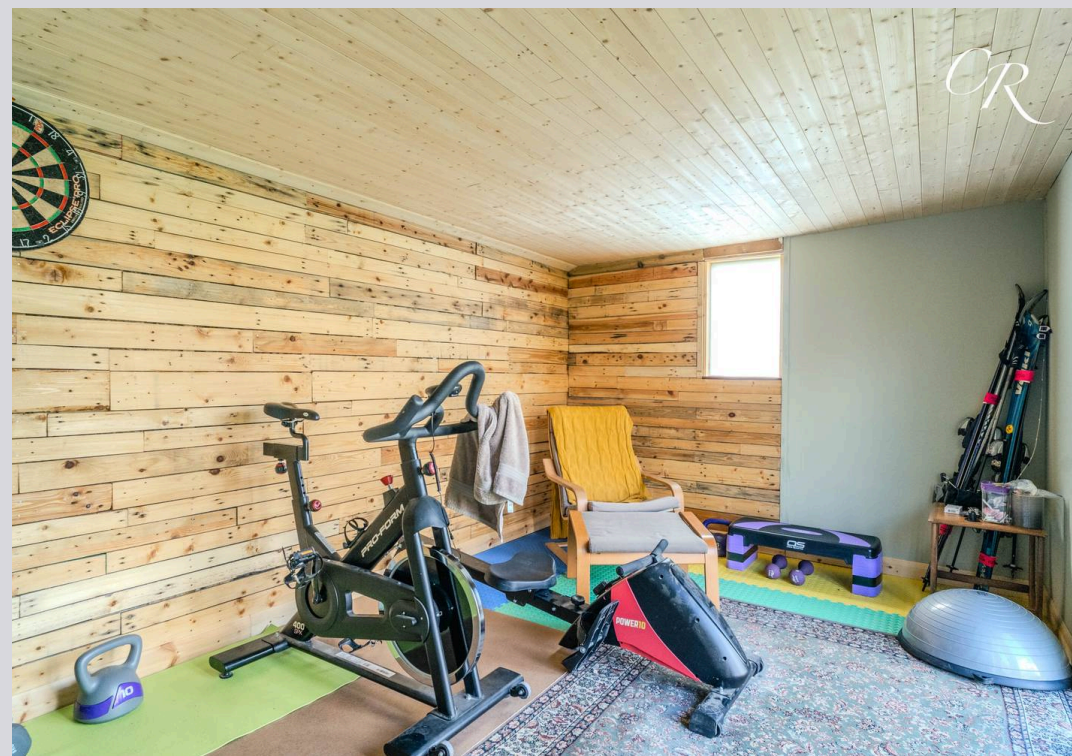
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four Bedroom Detached Home
- Fantastic Benhall Location
- Open Plan Kitchen & Living Area
- Well Presented Throughout
- Larger Than Average Garden
- Driveway Parking & Garage







This beautifully presented detached family home is set in the highly sought-after area of Benhall and offers a fantastic blend of space, versatility, and modern living. With generous accommodation across two floors, driveway parking, garage, landscaped gardens, and a superb outbuilding, this property is perfectly suited to family life.

**Living Room:** Positioned to the front of the property, the living room enjoys a large picture window overlooking the front garden, filling the space with natural light. A feature fireplace provides a cosy focal point, while the room is tastefully decorated with a contemporary palette, making it both stylish and welcoming.

**Kitchen / Dining Room:** The true heart of the home is the extended kitchen-dining space, designed to combine functionality and sociability. Fitted with modern cabinetry, integrated appliances, and a central island with breakfast bar seating, this room is both sleek and practical. Two large skylights and sliding patio doors allow light to cascade in, creating a bright and airy atmosphere, while the dining area comfortably accommodates family gatherings and entertaining. The extended part of the house benefits from wet underfloor heating, ensuring warmth and comfort throughout the colder months.

**Office / Snug:** Offering great flexibility, the office/snug provides a peaceful retreat with views across the garden. Whether used as a home office, library, or an additional sitting room, this space enhances the versatility of the ground floor.

**Cloakroom & Utility:** Completing the ground floor, a convenient cloakroom with WC and wash basin sits just off the hallway. The separate utility room offers further storage, laundry space, and direct access to the garden.

**Bedroom One:** A spacious double bedroom located at the front of the house, fitted with modern wardrobes and enjoying plenty of natural light.

**Bedroom Two:** Another well-proportioned double room to the rear benefitting from fitted storage, with a soft décor and views across the garden.

**Bedroom Three:** A generous double bedroom with feature wall, and ample space for a desk or dressing area.

**Bedroom Four:** A versatile single bedroom benefitting from fitted storage, perfect as a child's room, nursery, or second home office.

**Bathroom:** The family bathroom has been stylishly upgraded with a modern suite comprising a panelled bath with shower over, wash basin with vanity storage, WC, and contemporary tiling throughout. There is also a large walk in shower with both a rainfall and a hand held shower. It also includes electric underfloor heating, adding a touch of luxury and comfort.

**Front Garden & Parking:** Set back from the road, the property is approached via a driveway that provides ample off-road parking and leads to the attached garage with power. The front garden is mainly laid to lawn and bordered by mature shrubs and planting, creating an attractive approach to the home.

**Rear Garden & Outbuildings:** The rear garden is a standout feature an impressive, landscaped plot mainly laid to lawn, edged with mature planting that creates both privacy and colour throughout the year. A large paved patio provides the perfect space for outdoor entertaining, with plenty of room for seating and dining. At the far end sits a substantial timber outbuilding, currently set up as a gym but equally ideal as a hobbies room, studio, or home office. There is also a large shed suitable for storage.

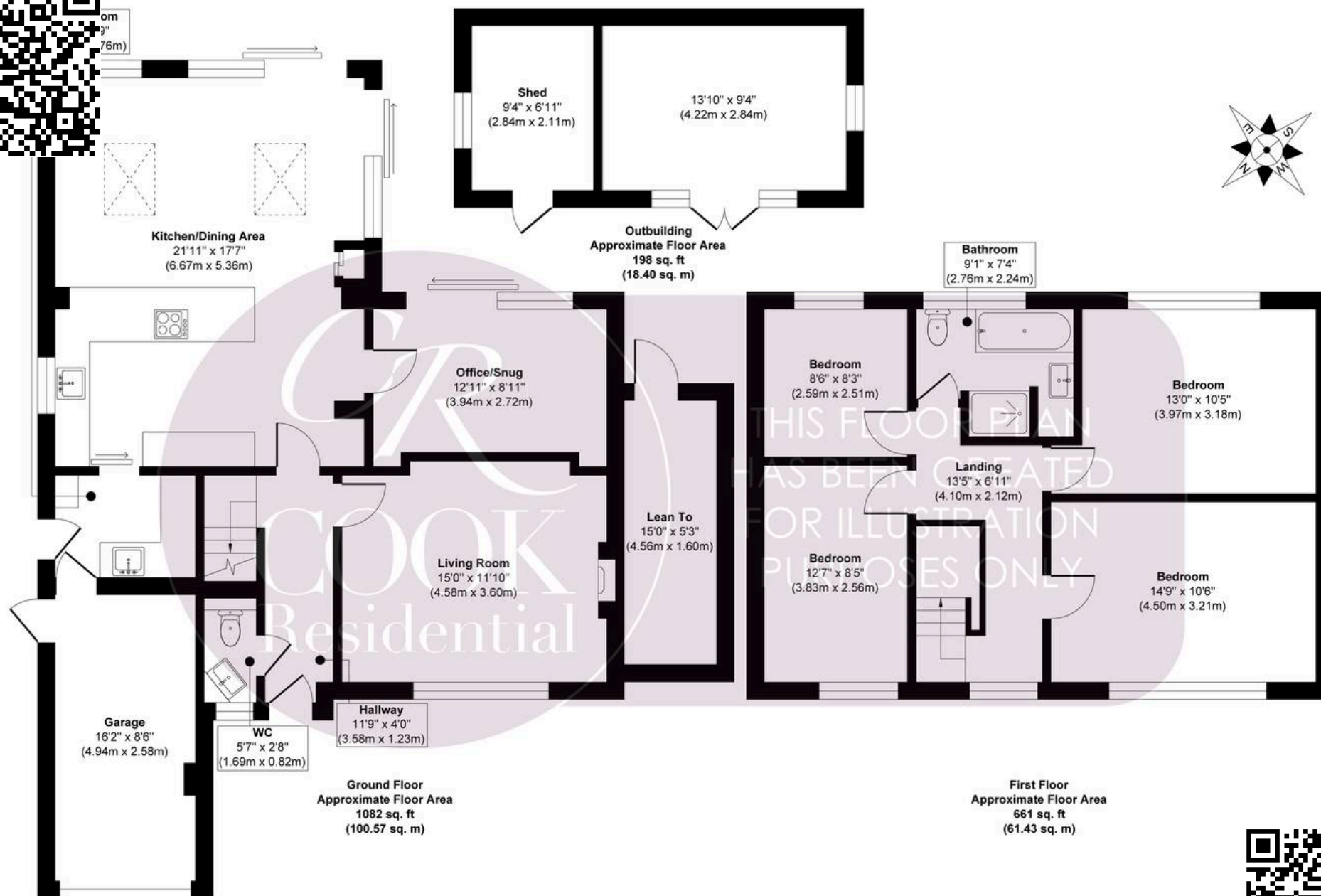
**Tenure:** Freehold

**Council Tax Band:** E

**Location:** Bisley Road is located in the ever-popular Benhall area of Cheltenham, known for its family-friendly environment, strong sense of community, and access to excellent local amenities. Nearby are a range of schools, local shops, and parks, while Cheltenham's town centre is just a short drive away offering an array of restaurants, leisure facilities, and cultural attractions. The area also benefits from excellent transport links, with the M5 motorway and Cheltenham Spa railway station both within easy reach, making it ideal for commuters.

**Disclaimer:** 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 1941 sq. ft / 180.40 sq. m (Including Garage/Outbuilding)  
Approx. Gross Internal Floor Area 1614 sq. ft / 150.00 sq. m (Excluding Garage/Outbuilding)

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.